



CITY OF COMPTON

2013-2021 Mid-Cycle Housing Element Update

City of Compton Community Development Department

May 2020

1. INTRODUCTION	1
BACKGROUND	1
RELATIONSHIP TO THE GENERAL PLAN	2
PUBLIC OUTREACH.....	3
2. COMMUNITY PROFILE	6
DEMOGRAPHIC TRENDS.....	6
HOUSING CHARACTERISTICS	10
3. SPECIAL HOUSING NEEDS.....	16
SENIOR HOUSEHOLDS	16
FARMWORKER HOUSING.....	17
DISABLED PEOPLE	17
FAMILY HOUSEHOLDS.....	19
HOMELESS PEOPLE.....	20
4. AFFORDABLE HOUSING AT RISK OF CONVERSION	23
5. CONSTRAINTS ANALYSIS	28
MARKET CONSTRAINTS.....	28
LAND USE CONTROLS	29
BUILDING STANDARDS.....	32
PERMITTING PROCESSES	36
NON-GOVERNMENTAL CONSTRAINTS ON HOUSING DEVELOPMENT	38
SPHERE OF INFLUENCE PLANNING.....	42
6. HOUSING RESOURCES	43
REGIONAL HOUSING NEEDS	43
HOUSING SITES	44
7. IMPLEMENTATION RESOURCES	46
8. PROGRAM EVALUATION	48
9. HOUSING PLAN	50
INTRODUCTION	50
HOUSING GOALS AND POLICIES.....	50
HOUSING PROGRAMS 2014–2021	53
QUANTIFIED HOUSING OBJECTIVES	59

LIST OF TABLES

<i>Table 1 Population and Housing Unit Growth in Compton, 1980–2015</i>	<i>4</i>
<i>Table 2 Population by Age in Compton, 2010 and 2013</i>	<i>5</i>
<i>Table 3 Population by Race and Ethnicity in Compton, 2010 and 2013.....</i>	<i>6</i>
<i>Table 4 Household Types in Compton and Los Angeles County, 2010 and 2013.....</i>	<i>6</i>
<i>Table 5 Occupations of Compton Residents, 2013</i>	<i>7</i>
<i>Table 6 Maximum Household Income Level by Household Size in Los Angeles County (and Compton), 2018</i>	<i>8</i>
<i>Table 7 Median Income, by Household Tenure in Compton, 2013–2017</i>	<i>8</i>
<i>Table 8 Change in Compton Housing Types from 2013 to 2017.....</i>	<i>9</i>
<i>Table 9 Year Housing Built.....</i>	<i>10</i>
<i>Table 10 Home Prices in Compton and Surrounding Areas, January 2019.....</i>	<i>11</i>
<i>Table 11 Housing Affordability by Income Level in Los Angeles County (and Compton), 2017</i>	<i>13</i>
<i>Table 12 Housing problems</i>	<i>12</i>
<i>Table 13 Existing Housing Problems in Compton, 2013.....</i>	<i>13</i>
<i>Table 14 Housing For People For Seniors.....</i>	<i>15</i>
<i>Table 15 Housing For People with Disabilities.....</i>	<i>17</i>
<i>Table 16 Housing For Families</i>	<i>19</i>
<i>Table 17 Housing For People who are Homeless</i>	<i>19</i>
<i>Table 18 Assisted Housing Projects in Compton, 2015.....</i>	<i>21</i>
<i>Table 19 Rehabilitation Costs</i>	<i>22</i>
<i>Table 20 New Construction/Replacement Costs</i>	<i>22</i>
<i>Table 21 Planning Fee Schedule as of January 2018</i>	<i>26</i>
<i>Table 22 Housing Types Permitted by Zoning District.....</i>	<i>28</i>
<i>Table 23 Zoning Standards</i>	<i>33</i>
<i>Table 24 Timelines For Permit Processing</i>	<i>36</i>
<i>Table 25 RHNA for the City of Compton January 2014–October 2021</i>	<i>43</i>
<i>Table 26 RHNA Units Built, Under Construction, and/or Completed</i>	<i>45</i>
<i>Table 27 Available Current Vacant Sites</i>	<i>45</i>
<i>Table 28 Program Accomplishments</i>	<i>48</i>
<i>Table 29 Overview of Quantified Objectives, 2014–2021.....</i>	<i>60</i>

1. INTRODUCTION

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 short planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

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 program, 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.

In order to identify the housing needs of the City, a Housing Element Profile Report has been developed. The Profile Report 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 Report 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 discussion 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.

The goals and policies of the Housing Element have been continued and developed to address the needs identified in the Profile Report. 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. Prior to the 2013 update, the last time the State initiated the regional housing needs process was in 1999. The current Housing Element will serve the projection period of January 1, 2013 through October 31, 2021 and the planning period beginning October 15, 2013 to October 15, 2021. 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.

RELATIONSHIP TO THE GENERAL PLAN

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.

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.

Information Sources

The information presented here 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. A number of other sources were also consulted during 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.

PUBLIC OUTREACH

The public outreach public/input phase of the draft housing element began in 2015 with a community workshop on November 9, 2015 as well as the sharing information and ideas with elected and appointed officials, City staff, and the residents.

The workshop was held to inform citizens of the intent and purpose of the Housing Element update, to receive recommendations regarding local housing needs, and to solicit public opinion regarding the content of the Housing Element. Comment cards were provided at the meeting to try and solicit additional input. Flyers were mailed to a number of nonprofit organizations, government agencies, faith-based organizations, health delivery organizations, and the educational sector (see list below).

Affordable housing advocates notified:

- A Community of Friends
- Casa de Rosas, Inc.
- Centers for Women and Children
- Compton Welfare Rights Organization
- County of Los Angeles, Winter Shelter Program – People Helping People
- Los Angeles County Department of Children and Family Services
- Faithful Services Outreach
- First to Serve, Inc.
- Henderson Community Center
- Los Angeles Homeless Services Authority
- Meta Housing Corporation
- Palms Residential Care Facility
- Peace & Joy Care Center
- Saint Timothy's
- Testimonial Community Love Center
- Shields for Families
- Watts Labor Community Action Committee

The City received one comment at the public workshop regarding the need for housing for veterans. She is concerned about the great need for housing for homeless and veterans, and especially homeless veterans. She is also concerned that the new projects under construction in the City do not specifically address this need. She suggests that the City hire a team of experts to look over Compton's numerous vacant properties and advise the City on which ones would be good to reuse for housing homeless veterans and how to go about doing it.

A Spanish speaking staff person was present to assist anyone requiring translation services.

A second workshop was held on April 24, 2019 for the public, outside agencies and homeless service providers. The workshop offered a report on the draft of the housing element with a presentation; allowing the community to state any comments or concerns regarding the process. The meeting covered: topics related to the importance of updating the housing element, housing element contents, background and needs, and the various phases contained within the update.

Additionally, the City solicited input on the Draft Housing Element from the community using a variety of approaches which included an interested stakeholder meeting on March 21, 2019, community meeting on April 24, 2019; community workshop on Homelessness on July 31, 2019 and City Council meeting on September 24, 2019. Staff also engaged with Community Legal Aid SoCal, retained to assist local service providers, to discuss comments on February 14, 2019, May 29, 2019, June 17, 2019, and July 12, 2019. Comments and suggestions included:

- Increasing supply of affordable housing
- Expanding services for families
- Supporting the development of emergency shelters within the City
- Expanding the first time-home buyer assistance program
- Streamlining review procedure for new housing proposals

On May 15, 2019 a presentation was given to the Planning Commission on the emergency shelter overlay zone and housing element which was open to the public to provide comments, suggestions and as questions.

Additional efforts to encourage public participation in the housing element update include the availability of the draft for review physically at City facilities as well as the City's website. The draft was made available at the meetings in March and April and will continue to be available for public review until the adoption of the element in September 2019.

The Housing Element was adopted on February 18, 2020. The adoption hearing was open to the public to provide comments, suggestions and as questions.

Reviews by HCD

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. Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing element (in draft form), and again after adoption of the housing Element by the local jurisdiction. The first period requires 60 days and must take place prior to adoption deadline. The second review requires 90 days and takes place after the adoption deadline. It is after the second review that written findings regarding compliance are submitted to the local government.

Consultations

In an effort to continue to encourage public outreach as part of the mid-cycle Housing Element update the City completed one-on-one phone consultations with housing service providers. The following service providers were contacted, and the consultation summaries are below.

- Watts Labor Community Action Committee
- A Community of Friends
- Meta Housing Corporation

Consultations are currently pending.

Consultation with Watts Labor Community Action Committee. On May 4, 2020, Shannon Murray, MSW, LCSW, Program Director for Homeless and Housing Services for the Watts Labor Community Action Committee responded to a request for a stakeholder interview regarding the Compton Housing Element Update. The Watts Labor Community Action Committee (WLCAC) is a non-profit organization that engages in community action. WLCAC provides many services to the homeless and at-risk population, including referral services, shelter, housing, and food services, job training services, showers and bathrooms, clothing, housing navigation, rapid rehousing, permanent supportive housing, family solutions, transportation assistance, identification assistance, family affordable housing, youth services, senior services, gang prevention programs, counseling, tax preparation, legal services, and weatherization. Homeless services and housing programs through WLCAC are funded through LAHSA, Department of Housing Services, and U.S. Department of Housing and Urban Development (HUD). The top 3 opportunities for the future of housing from the organization's perspective include Measure HHH and Proposition H implementation, the Los Angeles affordable housing trust fund, and overall greater embrace of addressing homelessness by constituents across Los Angeles County. The top 3 concerns for the future of housing from the organization's perspective include the effects of COVID-19 on all funding and future development, the cost and length of time of development, and demand for housing exceeding supply. According to WLCAC, the biggest barrier to finding affordable and decent housing in Compton is the fact that there is never enough affordable housing for what is needed. WLCAC also suggests that more creative solutions are needed in order to ensure affordability of housing.

2. COMMUNITY PROFILE

DEMOGRAPHIC TRENDS

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 California Department of Finance (DOF) estimates, Compton's population as of January 2015 was 98,506, an increase of 2,051 persons or 2.1 percent in the population since 2010. Table 1 documents the city's population and housing unit growth over the past 35 years.

The city's population has steadily increased in the last 25 years at approximately 3 percent over each decade; however, the number of housing units has not kept equal pace. Most of the population growth was absorbed by existing households. Compton's average household size increased from 3.78 persons per housing unit in 1980 to 4.23 persons per housing unit in 2015 (according to the DOF). By comparison, Los Angeles County has 3.0 persons per household, based on 2009–2013 American Community Survey five-year estimates (2009–2013 ACS).

Table 1 Population and Housing Unit Growth in Compton, 1980–2015				
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	3.1%	24,201	1.7%
2015	98,506	2.1%	24,584	1.6%

Source: US Census Bureau, 1980, 1990, 2000, and 2010 Census; California Department of Finance 2015

Population by Age

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Compton residents are younger than the average age in Los Angeles County and nationwide. The median age in Compton is 28 years, which is higher than it was in 2000 but lower than the median age of 35 years in Los Angeles County and 37 years nationally. More specifically, only 7.7 percent of Compton residents are over the age of 65 compared to 11 and 13 percent in the county and the nation. Compton residents under the age of 19 make up 38 percent of the entire city population, as compared to 27 percent both in the county and nationally. The age profile in the city is summarized in Table 2. The 2000 and 2010 Census profiles are compared with more recent estimates drawn from the 2009–2013 ACS.

The population's age categories of under 5 years and 5 to 19 years have decreased slightly as a percentage of the total since 2000 in Compton, while the 20 to 64 age group has increased slightly. However, the decrease in the population aged 5 to 19 years is more dramatic.

In 2013, the average family size was 4.53 persons, while the average household size is 4.15, which was slightly lower than the 4.23 estimate in 2010. Almost 60 percent of households have children under the age of 18 living in them. Overall, the average age of Compton residents is increasing, but the city's population is dominated by residents younger than 65.

Table 2
Population by Age in Compton, 2010 and 2013

Variable	2010		2013	
	No.	Percentage	No.	Percentage
Total Population	96,455	—	97,040 ¹	—
Under 5 years	8,871	9.9%	8,928	9.2%
5 to 19 years	26,765	25.9%	26,977	27.8%
20 to 64 years	53,621	57.5%	53,566	55.2%
65 years and over	6,424	6.8%	7,472	7.7%
Median Age	28	—	28	—

Sources: US Census Bureau, 2000 and 2010 Census, 2009–2013 ACS

¹ Raw numbers are calculated based on percentages provided by the ACS. The raw numbers are only estimates and thus do not equal the total.

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. 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 3 compares the racial and ethnic characteristics for the city in 2000 and 2013. The number and percentage of Latinos have increased in the past 13 years, while the number and percentage of African Americans has decreased. To the extent that these two groups have different housing preferences, this population shift has implications for the type of housing needed.

The ongoing demographic shift from majority African American to majority Latino residents is important in defining housing needs in Compton because typically, for a variety of reasons, Latinos often have larger household sizes and more recent Latino immigrants tend to have lower incomes than those residents who have lived in the United States for a longer period of time.

Table 3
Population by Race and Ethnicity in Compton, 2010 and 2013

Race/Ethnicity	2010		2013	
	Number	Percentage	Number	Percentage
Latino, Any Race	62,669	65.0%	65,303	67.3%
Non-Latino	34,066	35.0%	31,737	32.7%
African American	31,688	32.5%	28,550	29.4%
White	566	0.6%	1,114	1.1%
Pacific Islander	718	0.7%	291	0.3%
Asian	292	0.3%	364	0.4%
American Indian	655	0.7%	168	0.2%
Other	147	0.2%	1,250	1.3%

Sources: US Census Bureau, 2010 Census, three-year estimates, 2009–2013 ACS

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.

Compton is a family-oriented community with a much higher percentage of family households in 2013 than in Los Angeles County as a whole, as shown in Table 4. Families are defined as people residing in the same house related through blood or marriage. Compton's average household size decreased from 4.16 per housing unit in 2010 to 4.11 per housing unit in 2013. The higher concentration of families is consistent with the higher household size seen in Compton and suggests a need for larger homes.

Table 4
Household Types in Compton and Los Angeles County, 2010 and 2013

Households	2010				2013			
	Compton		Los Angeles Co.		Compton		Los Angeles Co.	
	No.	%	No.	%	No.	%	No.	%
Families	19,263	83.4%	2,136,977	68.2%	19,144	82.4%	2,170,631	67.2%
Non-Families	3,799	16.6%	996,797	31.8%	4,085	17.6%	1,059,752	32.8%
Total	23,062	100%	3,133,774	100%	23,229	100%	3,230,383	100%

Source: US Census Bureau 2010, 2009–2013 ACS

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. Blue collar occupations are held by 26 percent of the residents, white collar occupations by another 42 percent, and the remaining 32 percent hold service and farm occupations. The three top occupations measured by percentage of residents—Service, Sales and Office, and Production, Transportation, and Material Moving—are held by 74 percent of Compton residents. The average median annual salaries are \$22,974 for office and sales occupations and \$21,185 for production occupations. This is consistent with the overall average salary in Compton at \$22,891. Occupations held by Compton residents are shown in Table 5.

According to the 2009–2013 ACS, the annual average unemployment rate for the city was significantly higher at 11.1 percent compared to 8.8 percent for the county and 7.2 percent for the nation. The city's 2013 labor force has 41,751 persons, with 34,906 employed and 11,635 actively seeking work. (Note: these numbers were taken from the 2009–2013 ACS so totals may vary.)

Table 5
Occupations of Compton Residents, 2013

Occupations	2013		Median Annual Salary
	Number	Percentage	
Management, business, science, and arts occupations	5,294	15%	\$38,720
Service occupations	7,441	21%	\$17,404
Sales and office occupations	9,366	27%	\$22,974
Natural resources, construction, and maintenance occupations	3,742	11%	\$26,989
Production, transportation, and material moving occupations	8,923	26%	\$21,185
Total	34,766	100%	\$22,891 (overall)

Source: US Census Bureau 2010, 2009–2013 ACS; California Employment Development Department 2011

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 2018 was \$69,300. The limits by income category are as follows:

- Extremely Low Income Up to 30% of AMI (\$0–\$29,050)
- Very Low Income 31%–50% of AMI (\$29,050–\$48,450)
- Low Income 51%–80% of AMI (\$48,450–\$77,500)
- Moderate Income 81%–120% of AMI (\$77,500–\$83,150)
- Above Moderate Income Above 120% of AMI (\$83,150 or more)

Table 6 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 6
Maximum Household Income Level by Household Size in Los Angeles County (and Compton)

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$20,350	\$33,950	\$54,250	\$48,500	\$58,200
2-Person	\$23,250	\$38,800	\$62,000	\$55,450	\$66,500
3-Person	\$26,150	\$43,650	\$69,750	\$62,350	\$74,850
4-Person	\$29,050	\$48,450	\$77,500	\$69,300	\$83,150
5-Person	\$31,400	\$52,350	\$83,700	\$74,850	\$89,800
6-Person	\$33,740	\$56,250	\$89,900	\$80,400	\$96,450
7-Person	\$38,060	\$60,100	\$96,100	\$85,950	\$103,100
8-Person	\$42,380	\$64,000	\$102,300	\$91,500	\$109,750

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2018

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 2013–2017 ACS, the overall median household income in Compton was \$48,117. Compared to the 2010 Census data, the median household income in Compton increased from \$43,201. The median income for owner-occupied households was \$63,889, while the median income for renter households was lower at \$31,871, as shown in Table 7. 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 7 Median Income, by Household Tenure in Compton	
Median household income	\$48,117
Median family income	\$49,940
Median income for owner-occupied households	\$63,889
Median income for renter-occupied households	\$31,871

Source: 2013–2017 ACS

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 8, single-family detached housing units increased by more than 400, but there was a decline in attached units. Compton's multiple-family units (e.g., townhomes, apartments, and similar attached housing products) increased from 22% to 22.5% of total housing units from 2013 to 2017. This change is largely due to a number of small multiple-family development projects. 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. According to SCAG growth projections, Compton is anticipated to have a buildout of 23,600 housing units by 2035. The number of housing units in

Compton has grown over the past two decades in spite of the city being essentially built out for many decades. This newer residential development is largely infill development.

Table 8
Change in Compton Housing Types from 2013 to 2017

Housing Type	2013		2017		Change Between 2013 and 2017	
	No. of Units	Percent of Units	No. of Units	Percent of Units	No. of Units	Percentage
Single-Family Units						
Detached Single-Family	16,838	68.5%	17,244	69.2%	406	1.7%
Attached Single-Family	2,346	9.5%	2,071	8.3%	(275)	(1.2%)
Multiple-Family Units						
Multiple-Family Units (2 to 4 units)	2,121	8.6%	2,195	8.8%	74	.02%
Multiple-Family Units (5 or more)	2,653	10.8%	2,677	10.7%	24	(.01%)
Mobile Homes	626	2.5%	720	2.8%	94	.03%
Total, All Housing Types	24,584	100%	24,884	100%	454	.54%

Source: US Census Bureau, 2013 & 2017

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 (54% or 12,847) own a home while 46% (10,810 households) rent a home (ACS 2017). Compton's homeownership rate has decreased from the 55% homeownership rate in 2000. In Los Angeles County, the homeownership rate was also lower than Compton—48% of the units are owner occupied and 52% are renters.

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 2013 – 2017 ACS, the City of Compton's housing vacancy rate is estimated at 4.9%, which is below the 2010 countywide rate of 5.8%. Compton's vacancy rate is 1.5 among owner-occupied units and 3.3% among renter occupied units, versus countywide vacancy rate of 3.8%. These rates are lower than 2013 rates in Compton, which was 8 percent for all units. Still, the overall housing vacancy rates in the community appear to be optimal.

Housing vacancy rates do not generally include foreclosures, unless the unit is unoccupied and for sale. According to Zillow, Compton has approximately 175 foreclosures (pre-foreclosure and foreclosed units). These statistics are estimated by Zillow based on the reported address. However, given that many homes in Compton's Sphere

of Influence report a Compton address, it is unclear whether this data includes the unincorporated or incorporated areas. In any case, foreclosures will continue to affect the current housing market.

Housing Age and Condition

A majority of the residential development in the 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 (95%) of the City's housing stock built prior to 2000, housing rehabilitation is clearly a priority need for the community. Table 9 summarizes the age of the City's housing stock. According to a survey conducted in 2011, City staff estimates approximately 45 percent of housing units in the City require substantial rehabilitation.

Table 9: Year Housing Units Built

Year Constructed	Compton
Before 1939	12.9%
1940–1959	51.6%
1960–1979	20.2%
1980–1999	10.8%
2000–2009	3.4%
2010 - 2013	0.7%
2014 or later	0.2
Total Units	100%

Source: US Census Bureau, 2017 ACS, one-year estimates

Housing Prices

In Compton, the median home sales price is \$405,000. The median home sales price increased between 2010 and 2019.

Specific housing prices and rents for different types of housing products are summarized below:

- **Single-Family.** City-wide, the average home price in Compton is about \$405,000. Average home prices range from \$379,000 for a smaller two bedroom unit to \$444,000 for a larger home. New homes sell for considerably more.
- **Townhomes/Condominiums.** The average sales price for a condominium in Compton is approximately \$380,000. Prices range depending on location and size of unit, ranging from \$255,000 for a 1-bedroom unit to \$425,000 for a 3-bedroom unit.
- **Mobile homes.** Mobile homes and manufactured housing prices range from \$154,000 to \$190,000, depending on the location and size of unit. Mobile homes and manufactured housing are located primarily in mobile home parks, and therefore the price averages approximately \$154,000.
- **Apartments.** The rental housing market in Compton is comprised primarily of apartments and single family homes, with a few townhomes. Apartment projects rent for an average of \$1250 for a one-bedroom unit, \$1800 for a two-bedroom unit, and \$2000 for a three-bedroom unit.

Table 10: Average Prices by Unit Size

Products	Average	1 bed	2 bed	3 bed	4 bed
Single-Family	405,000		\$379,000	\$411,000	\$444,000
Condominiums		\$255,000			
Mobile homes	\$154,000	-	\$160,000	\$190,000	-
Apartments	N/A	\$1,250	\$1,800	\$2,000	-
Source: Zillow.com, Redfin.com, 2019					

Housing Affordability

Table 11 provides the affordable rents and maximum purchase price, based on the HCD income limits, for Los Angeles County. As shown in Table 19, the maximum affordable rent is \$1,068 monthly for a very low-income four-person household, \$1,708 for a low-income household, and \$1,944 for a moderate-income household. As shown in Table 18, two- and three-bedroom units were renting at median prices of \$1,095 to \$1,650, respectively, and therefore are affordable to very low-, low-, and moderate-income households.

As of January 2019, the median sales price for all single-family homes in Compton was \$405,600. When looking at properties by number of bedrooms, the median sales price for a four-bedroom home was \$444,000, and a three-bedroom home, \$411,000 (Table 10). The maximum affordable sales price for a four-person household is \$204,120 for a very low-income household, \$326,546 for a low-income household, and \$371,695 for a moderate-income household. This indicates that in Compton very low-income households would not be able to afford existing and newly constructed two-, three-, or four-bedroom units. Low-income households would be able to afford two- and three-bedroom homes, but not four-bedroom homes. Only moderate-income households would be able to afford four- bedroom homes.

**Table 11: Housing Affordability by Income Level in Los Angeles County (and Compton), 2017
(based on a four-person household)**

	Income Level		
	Very Low	Low	Moderate
Annual Income	\$48,450	\$77,500	\$83,150
Monthly Income	\$4,038	\$6,458	\$6,929
Maximum Monthly Payment ¹	\$1,211	\$1,937	\$2,078
Maximum Purchase Price ²	\$204,120	\$326,546	\$371,695

Source: 2017 Income Limits, California Department of Housing and Community Development, monthly mortgage calculation: <https://www.chase.com/mortgage/mortgage-resources/affordability-calculator>

¹ Affordable housing cost assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate.

Housing Problems

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 12 and the information below show the prevalence of housing problems in Compton.

- **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 18% of homeowners and 32% of renters in Compton live in overcrowded situations, which are above county averages of 6% and 18%, respectively.
- **Overpayment.** Housing overpayment refers to paying more than 30% of income toward housing. Overpayment can be either moderate or severe. Moderate overpayment refers to paying 30 to 49% of income toward housing, and severe overpayment is anything higher. Approximately 13% of owners and 13% of renters in Compton overpay for housing, which are below the county averages of 45% and 54%, respectively.
- **Substandard Housing.** Substandard housing refers to housing that lacks complete kitchen or plumbing facilities. According to the 2005–2009 CHAS, approximately 171 households or 2.9% of all housing units lack complete plumbing or kitchens.

Table 12: Housing Problems

Housing Problem	Overpayment		Overcrowding		Substandard Housing	
	Renters	Owners	Renters	Owners	Renters	Owners
None	20,572	20,520	7,350	10,254	4,670	7,639
Moderate	3085	3137	2,345	1,579	6,025	4,875
Severe	0	0	1,080	621		
Total	23,657	23,657	10,775	12,454	10,695	12,514
None	87%	86.8%	68%	82%	44%	62%
Moderate	13%	13.2%	22%	13%	56%	38%
Severe	0	0	10%	5%		

Source: American Community Survey, 2013

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. For example, among the 36% low income households or 13% overpay for housing. The prevalence and severity of overpayment is more significant for seniors and large families as well.

Further, the housing problems facing extremely low income households, defined as those earning below 30% of the median family income, is higher. This subset earns income that is nearly equivalent to the federal poverty line. According to the 2000 CHAS, Compton has approximately

The vast majority of extremely low income households face a high incidence and severity of housing problems, defined as a cost burden greater than 30% of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities.

Table 13 highlights the housing problems facing extremely low and very low income households in Compton.

Table 13
Existing Housing Problems in Compton, 2013

Household Income Category	With Problems			Total Households without Problems	All Households		
	Renters	Owners	Total Households with Problems		Renters	Owners	Total Households
Household Income 0–30% AMI	3,520	960	4,480	1,250	4,195	1,535	5,730
Household Income 31%–50% AMI	1,475	1,410	2,885	2,145	2,715	2,315	5,030
Household Income 51%–80% AMI ¹	760	1,485	2,245	3,570	2,265	3,550	5,815
Household Income 81%–100% AMI	140	375	515	1,835	615	1,735	2,350
Household Income above 100% AMI	130	645	775	3,325	810	3,290	4,100
Total Households	6,025	4,875	10,900	12,125	10,695²	12,514²	23,209²

Source: US Department of Housing and Urban Development (HUD), Comprehensive Affordable Housing Strategy (CHAS). Data adapted from various US Census sources.

¹ HCD defines moderate income at 80%–120% AMI; however, the CHAS data in this category only went up to 100% AMI.

² These totals are off by 95 and 89 respectively (totaling 184) due to another category of households that CHAS counts but which is not shown in this table.

3. 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, people who are homeless, 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 8,557 residents 65 or older, representing 8.7% of the population. These residents live in 4,567, or 18% of the City's households (ACS 2017). Among this population, the majority of Compton's senior households (3,315 or 72.6%) own their own homes, while 1,251 senior households (27.4%) rent housing.

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. Approximately 45.8% of Compton's elderly population has disabilities.
- **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% of Compton's elderly population is living below the poverty level.
- **Overpayment.** Senior renters have the highest rates of overpayment, while many senior homeowners find it difficult to trade down to smaller units or make repairs to 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

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 159 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living.
- **Housing Vouchers.** The Housing Authority of Los Angeles County (HACOLA) 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. HACOLA provides 205 families with a senior resident vouchers which are used in Compton.

Table 14: Housing for Seniors

Housing Development	Address	Characteristics Affordable Units	Affordability
Name	Address		
Seasons at Compton	15810 Frailey Ave	84	yes
Metro at Compton	302 N Tamarind	75	yes
South Bay Residence	1001 W Cressey St, Compton, CA 90222	75	yes
Source: City of Compton, 2019			

Several agencies provide a range of supportive services for Compton seniors. The City of Compton serves about 53,150 home delivered meals and about 23,450 congregate meals annually. And seniors can also access services at the Dollarhide Recreational Center.

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 2017 ACS identified 364 Compton residents as employed in the industries of Agriculture, forestry, hunting and mining representing less than 1 percent of the city's labor force. Therefore, given the extremely small percentage of farmworkers in Compton, the City has no special housing programs beyond programs targeted for low-income persons.

DISABLED PEOPLE

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. In 2010, the Census Bureau defined a disability as a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to leave the home alone or to work at a job or business. According to the latest sources, Compton has 11,925 individuals living with a disability—or approximately 12% of residents (ACS 2009–2011). These include:

- Sensory: Blindness, deafness, severe vision or hearing—4,666 people
- Physical disability: Substantially limited movement—3,913 people
- Mental disability: Impaired learning, memory, or concentrating— 4,058 people
- Self-care disability: Restricted ability to care for oneself— 3,095 people

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. According to the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), 1% of residents in Compton (1,164 people) with a developmental disability are served by the SCLARC office.

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.

Mental and Substance Abuse Disability

Mental disorders are common in the United States and internationally. According to the National Institutional of Mental Health, an estimated 25 percent of Americans ages 18 and older—or one in four adults—suffers from a diagnosable mental disorder in a given year. Even though mental disorders are widespread in the population, the main burden of illness is concentrated in a much smaller proportion—or 1 in 17 people—who suffer from a serious 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 lives below the poverty line, has unstable employment, and is 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 one in four people will have an alcohol or drug problem sometime in their life. 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 for Mental and Substance Abuse Disability

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 15.

- **Youth facilities.** These facilities provide 24-hour nonmedical care for youth and children with a variety of disabilities. Compton has 1 group home for youth serving 6 residents.
- **Adult facilities.** These facilities serve persons 18–59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Compton's 1 facility serve 99 residents.
- **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 1 facility serves 99 residents. Also included are 6 long-term care facilities.

Table 15: Housing for People with Disabilities

Clientele	Description	Family Characteristics	
		No. of Facilities	No. of Units/Beds
Youth	Group Home	1	6
Adult	Adult Residential Care	6	30
	Adult Day Care	3	30
Elderly	Elderly Residential Care	4	99
	Long Term Care Facilities	6	22
	Total	20	209
Source: City of Compton, 2019			

FAMILY HOUSEHOLDS

California law requires that the housing element include an analysis of the housing needs of three types of families—large families with five or more members, female-headed households, and single-parent 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 families 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. Compton has an estimated 11,151 large family households (ACS, 2017). In Compton there are 11,151 of large families or 44% of all families. The Census Bureau has not published data on the percentage of Compton large households that overpay for housing or live in overcrowded conditions.

Single-parent households also have greater housing needs than other households due to their limited income and higher expenses. The City of Compton has 9,806 single-parent families with children, of which 1,694 are male-headed households and 4,234 are female-headed households. Census data shows 5,928 single-parent households with children including 1,694 male-headed households and 4,234 female-headed households which is 6% of the total households. As is common, lower income single parents, particularly renters, experience the highest prevalence and severity of overpayment and overcrowding.

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 2013 - 2017 U.S. Census American Communities Survey 5-Year Estimates, 4,819 Compton residents received food stamps, or approximately 5% of the total population.
- **Childcare.** For working parents, child care is essential to maintain a job. The City has 14 licensed child care centers and large family day care homes. Numerous other smaller homes serving 8 or fewer children operate in Compton. 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 families, particularly single parents and large families, experience the highest prevalence and severity of housing problems. For single-parent families, the usual issue is overpayment. For larger families who rent housing, overpayment and overcrowding are the most prevalent housing issues.

Housing Accommodations for Families

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 3 or more bedrooms to provide for large family needs. The City has the following affordable housing opportunities.

- **Mobile homes.** The City has 5 mobile home parks that provide 364 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 City records, Compton has 2 deed-restricted apartment projects that provide 159 units, of which 159 units are affordable to lower income seniors. Additional affordable family apartment projects are located just outside the City's borders.
- **Housing Vouchers.** Housing choice vouchers are provided to approximately 660 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.
- **Market Rate Housing.** The present housing stock presumably offers a number of affordable homes for families. These units are typically in older parts of Compton and are generally not in as good condition as other units. The Census does not provide information on these types of units.

Table 16: Housing for Families

Housing Development	Address	Affordable Units
Peter Pan Mobile Home Park	1100 W Alondra	99
El Rancho Mobile Home Park	16002 Atlantic Blvd.	99
Santa Fe Mobile Home Park	1680 S. Tartar Lane	42
DeLuxe Trailer lodge	529 E El Segundo Blvd.	55
Westland Village Mobile Home Park	1911 W 156 th Street	69
Federal Housing Vouchers	N/A	660
Total Units		1,024
Source: City of Compton, 2019		

HOMELESS PEOPLE

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. Homeless people 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 2018 Greater Los Angeles Homeless Count reported an estimated 52,765 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.

According to the 2019 City of Compton homeless count, Compton has an estimated 398 homeless persons 306 of which were observed living in their vehicle. Although 398 persons were observed as homeless, in reality, the homeless population is mobile and may move from or back to Compton from the surrounding unincorporated areas. Therefore, the precise number is unknown. The table below show the breakdown of the homeless count.

	2019 Homeless Count	2018 Homeless Count
Individuals (adults over 18)		108
Unaccompanied Youth Males (under 18)		18
Unaccompanied Youth Females (under 18)		3
Unaccompanied Youth Gender Unknown (under 18)		1
Individuals (over 24)	79	
Individuals (18 – 24)	13	
	2019 Homeless Count	2018 Homeless Count
# of Cars	72	64
# of Vans	35	62
# of Campers/RVs	165	177
# of Tents	11	7
# of Makeshift Shelters	23	37
TOTAL	398	479

Table 17: Housing for People who are Homeless

Affordable Housing	Needs Statement			Estimated Total
	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	
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

Detailed demographic data for individuals experiencing homeless in Compton is not available as part of the annual Point-in-Time Count of those experiencing homelessness in Los Angeles. However, according to the 2018 Greater Los Angeles Homeless Count, the Los Angeles Housing Services Authority LAHSA reports the following information for Service Planning Area 6:

- 33% female, 66% Male
- 81% individuals, 19% families

Transitional and Supportive Housing. Definitions for family, transitional and supportive housing will be incorporated into the Compton Municipal Code to explicitly allow transitional and supportive housing as a by-right residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. In addition, supportive housing shall be a by-right use in all zones where multifamily and mixed uses are permitted. The definitions utilized are as follows:

Transitional Housing: Transitional Housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. **Supportive housing** means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Population: Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Family: A 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.

Housing Accommodations for Homeless People

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.

4. AFFORDABLE HOUSING AT RISK OF CONVERSION

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the subsidy periods of federally subsidized projects constructed 20–30 years ago are beginning to come up for renewal or termination.

Nineteen developments in Compton have received mortgage assistance through the federal government and/or the State of California. Table 18 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 1,348 subsidized units.

Table 18 Publicly Assisted Multiple-Family Housing					
Project Name/Address	Assisted Units	Units At Risk	Tenant Type	Earliest Conversion*	Types of Government Assistance
At-Risk Projects					
Santa Fe Apartments	79	79	Family	N/A*	LMSA, Section 8
Whitfield Manor	40	40	Family	9/30/2019*	LMSA, Section 8
St. Timothy's Tower	112	112	Senior	N/A*	LMSA, Section 8
St. Timothy's Manor	21	21	Senior	N/A*	LMSA, Section 8
E. Boyd Esters Manor	50	50	Senior	N/A*	LMSA, Section 8, Sec.202
New Wilmington Arms 2	164	164	Family	4/30/2021*	LMSA
South Bay Retirement Residence	74	74	Senior	N/A*	Section 202/811, PRAC 202/811
Logan's Plaza	59	59	Family	12/20/2019*	Housing Finance and Development Agencies (HFDA)/ Section 8
Curry Senior Apartments	48	48	Senior	10/27/2024	LIHTC
Segundo Terrace	28	0	Family	6/9/2028	LIHTC
Total At-Risk Units	675	675			
Projects Not at Risk					
Douglas Park Apartments	72	0	Family	1/15/2045	Sec 8 PRAC 202/811
Park Village Apartments	164	0	Family	10/01/2039	
Warwick Terrace Apartments	103	0	Family	5/31/2033	LIHTC/ Section 8
Ramona Estates	60	0	Family	05/31/2033	LIHTC/ Section 8
Lutheran Gardens	76	0	Family	1/31/2035	LIHTC/LMSA/ Section 8
Compton Garden	18	0	Senior	8/14/2032	LIHTC
Compton Senior Apartments	74	0	Senior	1/1/2070	LIHTC
Seasons at Compton	83	0	Senior	6/30/2041	LIHTC
Willow Apartments	23	0	Special Needs	2/21/2037	LIHTC
Total All Units	1,348	675	—	—	—

* Housing project contacted by staff and management confirmed still they are receiving government assistance and no plans to convert to market rate housing. These projects have no new expiration dates.

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 2029.

The City of Compton has contacted all of the at-risk housing development operators (Santa Fe Apartments, Whitfield Manor, St. Timothy's Tower, St. Timothy's Manor, E. Boyd Esters Manor, New Wilmington Arms 2, South Bay Retirement Residence, and Logan's Plaza) and all are still participating and receiving subsidies from the government through various programs. None of the at-risk housing development operators has chosen to opt out and transition to market rate. Some of the Federal housing subsidy programs available to maintain these at-risk units are Section 811, Section 202, Section 8, Hope IV, PRA, and HOME.

Since the above identified at-risk housing projects are not under any long-term commitment the City will establish a program (10) to facilitate the preservation of at risk housing units. The new program will serve as an early warning system to monitor all at-risk units in the City. The management companies of the at risk housing projects will be contacted annually to assess their intent to prepay federally-assisted mortgages, renew, or opt-out of project-based Section 8 contracts. The owners will be encouraged to consider renewal of HUD Section 8 contracts. Owners who want to opt-out of a Section 8 contract, prepay a HUD subsidized mortgage or sell their property upon the expiration of the rental subsidy will be encouraged to provide 18-24 months advanced notice to tenants. Through the program, tenants will be informed of the potential conversion of their units to market rate, and they will be educated on the potential tenant purchase of units.

Cost of Replacement vs Preservation

The best ways to ensure that no assisted units convert to market rate within the planning period are either to acquire and preserve all at-risk units or to construct new housing to replace those units. Either of these methods will ensure affordable controls and price restriction are extended to at-risk households under current federal, State, and local programs. In Compton, the cost of preserving assisted units is estimated to be less than that required to replace the units through new construction. Land prices, land availability and construction costs are generally the limiting factors to development of new affordable housing.

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

- 1. Rehabilitation** – The primary factors used to analyze the cost of preserving low- income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City:

Table 19 Rehabilitation Costs	
Cost/Fee Type	Cost per Unit
Land and Improvements Acquisition	\$90,000
Rehabilitation*	\$25,000
Financing/Other (4% for 30 years)	\$82,649.93
Total Estimated per Unit Cost	\$197,649.93
<i>Source: City of Compton Community Development Department</i>	

- 2. New Construction/Replacement** - New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing

can vary greatly depend on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. The following table describes new construction costs in Compton:

Table 20 New Construction/Replacement Costs	
Cost/Fee Type	Cost per Unit
Land Acquisition	\$30,000
Construction	\$109,650
Financing/Other (4% for 30 years)	\$100,365.77
Total Estimated per Unit Cost	\$240,015.77
<i>Source: City of Compton Community Development Department</i>	

The rehabilitation of existing units instead of new construction is the most cost effective approach towards preservation of at-risk units.

Qualified Entities

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 qualified entities that HCD list for (Los Angeles County) are listed below:

- 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

Energy Conservation

Under State law, the housing element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Planning for energy conservation is important for a number of reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use.

Greenhouse Gas Emissions

Gases that trap heat in the atmosphere are known as Greenhouse Gases (GHG). GHG are emitted by both natural processes and human activities. GHG emissions that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion by humans have elevated the concentration of GHG in the atmosphere to above natural levels. Scientific evidence indicates a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe.

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the harm associated with climate change are serious and well recognized, that the EPA must regulate GHG as pollutants, and unless the agency determines that GHG do not contribute to climate change, it must promulgate regulations for GHG emissions from new motor vehicles. To date, 12 states, including California, have set State GHG emission targets. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.

Utility Costs

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy saving features, energy saving materials and efficient systems in new as well as remodeled homes is an important consideration.

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased over 100 percent above the price of inflation. More recently, crude oil prices have increased to over 40 dollars a barrel. It is therefore prudent for city government like Compton to find ways and means to reduce energy consumption to reduce energy costs.

Energy Conservation

The City shall consider the energy efficiency of new equipment when it purchases replacement equipment and shall purchase low energy replacements whenever feasible. Through the City's development review process, new construction shall be required to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible. To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners. The City shall make information and utility company contacts available to all applicants for building permits. The City will utilize its Development Review Process to encourage the use of low-polluting building materials in new construction. It will also utilize the Development Review Process to assure that the exposure of sensitive

receptors to toxic and hazardous pollutants, as well as dust and odors is minimized or, where feasible, eliminated. The City will revise its California Environmental Quality Act (CEQA) Guidelines to insure uniform assessment of air quality impacts of projects and will incorporate the SCAQMD significance thresholds in these Guidelines or into EIR's and negative declarations prepared pursuant to these Guidelines.

Citywide Strategies

The City works to promote energy conservation in a number of ways. The Compton General Plan provides policy direction under which city regulations, programs, and projects work in unison to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. Especially for housing development, the issue of energy conservation is addressed at two levels: for new construction and rehabilitation of existing structures.

5. CONSTRAINTS ANALYSIS

MARKET 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. 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. These fees are almost always assessed through a pro-rata share system, based on the magnitude of the project’s impact or extent of benefits to be derived.

Table 21 shows the typical fees charged to residential developers.

Table 21 Planning Fee Schedule as of January 2018		
Fee Category	Fee Amount	
Planning and Application Fees	Single-Family	Multi-Family
Annexation	\$5,000	\$5,000
Variance	\$10,700	\$10,700
Conditional Use Permit	\$9,000	\$9,000
General Plan Amendment	\$10,500	\$10,500
Zone Change	\$10,500	\$10,500
Site Plan Review	\$100	\$100
Architectural Review	\$2,500	\$2,500
Subdivision		
Lot Line Adjustment	\$1,765	\$1,765
Tentative Parcel Map, Tentative Tract Map	\$10,500	\$10,500
Environmental		
Initial Study, Negative Declaration, EIR	\$8,100	\$8,100
Exemption	\$521	\$521
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	\$1362 per unit	\$830 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

Analysis of Fees

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

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

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

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

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

LAND USE CONTROLS

General Plan Land Use Policy

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

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

- Low-Density Residential: 12 du/ac
- High-Density Residential: 34 du/ac
- Mixed Use-Commercial: 34 du/ac

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 22 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
Single-Room Occupancy	NP	NP	NP	NP	CUP
Manufactured Homes	P	P	P	P	CUP
Mobile-Home Parks	NP	NP	NP	NP	NP
Transitional Housing	P	P	P	P	CUP
Supportive Housing	P	P	P	P	CUP
ADU	P	P	P	P	NP

P=Permitted, CUP = Conditionally Permitted, NP=Not Permitted

Source: City of Compton Community Development Department

The following provisions describe how certain housing types are provided.

Single and Multiple Family Housing Opportunities

Single-family dwellings are permitted by right in all residential zones. Each residential zone requires a minimum lot size per dwelling unit and a maximum permitted density. There is no difference in development standards for either residential product type. Manufactured housing is treated in the same manner as other “stick-built” single-family residential uses in the same zone. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure pursuant to California Health & Safety Code Section 17021.5.

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 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 TOD specific plan. This TOD specific plan is anticipated to accommodate up to 4,800 new residential units and is anticipated to be adopted in December of 2019. The City is further committed to eliminating the CUP requirement for residential projects containing five or more units citywide by December of 2021.

Accessory Dwelling Units

Accessory dwelling units also offer opportunities for affordable housing. The City of Compton allows for the development of accessory dwelling units by right in the R-E and R-1 all residential zones. Approximately 10 accessory dwelling units are built each year.

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.

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.

Emergency Shelters. On April 7, 2020, The City adopted a new Emergency Shelter Overlay Zone that allows emergency shelters with up to 100 beds to develop as "By-Right" land uses. The ordinance also establishes clear objective standards and an administrative review process. In total, the overlay zone includes 74 acres, of which 8.4 acres are vacant. In addition, most of the existing buildings in the overlay zone were built in the 1950s, there are opportunities for adaptive reuse of buildings to accommodate emergency shelters. Within the immediate area are major bus lines including the Metropolitan Transportation Authority routes 128 and 202. In addition, the area is adjacent to essential services such as the County of Los Angeles Department of Public Social Services, medical offices, and employment opportunities including warehouse, manufacturing, service and retail jobs. Applying an average bed count of 52 beds per acre results in a realistic shelter capacity of 600 beds, which exceeds the 2018 population experiencing homelessness of 398.

The code amendment also provided location requirements and development standards to ensure that shelters have adequate security measures, personal space, restroom and shower facilities, common space, parking, lighting, and storage, among other provisions. A minimum of 30 square feet of personal space shall be

allocated for each client bed, and one parking space is required for every eight adult beds. Onsite personnel shall also be provided during all hours of operation. In addition, the City of Compton's Homelessness Task Force will develop an emergency shelter in the City by 2020. The City of Compton is also pursuing a safe parking program.

Transitional Housing. On April 7, 2020, the City adopted an Emergency Shelter Overlay ordinance that amends the Municipal Code to include a definition of transitional housing. Transitional housing is now considered a residential use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Several organizations in Compton are actively providing transitional housing. These include Jordan Disciples Community Service, Mrs. Flowers, Creative Learning Institute and At the Fountain Transitional Living.

Permanent Supportive Housing. On April 7, 2020, the City adopted an Emergency Shelter Overlay ordinance that will amends the Municipal Code to include permanent supportive housing in all residential zones. 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. In addition, the City will incorporate the definition of "Family" to comply with SB2.

Locally Adopted Ordinances

The City of Compton does not have a short term rental or inclusionary ordinance.

BUILDING STANDARDS

Residential development must adhere to prerequisites in order to be approved in Compton. These include development standards, design and parking standards, 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 High Density 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-foot setback.

Table 23 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	2 or more bedrooms: 2 spaces per unit plus 1 guest 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	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 2+ bedrooms: 1000 sf	Bachelor Units: 450 sf 1 bedrooms: 600 sf 2 bedrooms: 800 sf 2+ bedrooms: 1000 sf	Bachelor Units: 450 sf 1 bedrooms: 600 sf 2 bedrooms: 800 sf 2+ bedrooms: 1000 sf

Table 23 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 high-density residential 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 and will be re-evaluated through program 11. The City will evaluate options to remove the covered parking requirement and reduce the minimum number of parking spaces in order to reduce development costs.

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 permitted single family detached homes on these lots. Most of these small lots were consolidated into 5,000 sq. ft lots or larger decades ago and are developed with either single family detached or multi-family homes. The minimum lot requirement applies only to newly subdivided lots and has never prohibited any recent residential development project. However, the City is committed to exploring all reasonable opportunities including approving smaller lots for smaller homes to reduce costs while still maintaining development standards that ensure quality development and do not result in adverse impacts to the health, welfare, and safety of the community. Additionally, as part of Program 11 the City will evaluate options to streamline the Architectural Review Board (ARB) process to simplify the requirements and shorten the review time. This ARB amendment will involve a municipal code amendment and Planning Commission/City Council approval.

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. 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.
- **Variances/modifications.** The City Council has successfully used the variance and minor modification process in current and prior residential projects to allow flexibility in development standards and code requirements to facilitate the construction of new housing. These allow for the reduction or modification of many development requirements up to 10%, except for density unless affordable requirements are met through the City's density bonus ordinance.

Building Codes and Enforcement

The City has adopted the 2013 California Building, Electrical, Green Building Standards, Plumbing, Mechanical, and Residential codes. 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. 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.

PERMITTING PROCESSES

The City of Compton has the responsibility to ensure that residential developments are of lasting 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 and complexity of the proposal 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 3-6 months. Similarly, entitlements for multiple family residential projects can be run concurrently, and typically takes 3-6 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.

Table 24: 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
<i>Source: City of Compton Community Development Department</i>	

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, on April 7, 2020, the City adopted an Emergency Shelter Overlay ordinance that amended the municipal code definitions 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. A family may be made up of partners, children, parents, aunts, uncles, cousins and grandparents with a continuing legal, genetic and/or emotional relationship.

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 as a "family" and a residential use licensed residential care facilities serving six or few persons. Residential care facilities are permitted by right in all 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, based on the reasonable regulation of such factors as 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. 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 may 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. The Housing Plan contains a program to amend the municipal code to incorporate changes in state law.

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.

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 1,000,000 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, housing developments are generally strongly favored by the community.

Natural Disasters

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

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

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

Seismic Risk

Major faults in the region include the Whittier-Elsinore, Norwalk, Newport-Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. The Newport-Inglewood Fault Zone is the only active fault zone in Compton. The fault zone is approximately 47 miles long and runs through the southwest corner of Compton.

The fault runs northwest to southeast between Central Avenue and Avalon Boulevard crossing Rosecrans Avenue, Compton Boulevard, Alondra Boulevard, Walnut Street, and Artesia Boulevard. It extends through other surrounding cities, such as Inglewood, Gardena, Long Beach, and Culver City.

Compton is at moderate risk for serious damage from an earthquake. The Newport-Inglewood fault is estimated to have probable magnitudes between 6.0 and 7.4. In addition, a major earthquake on any of the faults in the Los Angeles Basin could cause significant damage in Compton. These faults include the San Andreas, San Fernando, San Jacinto, Sierra Madre, and Whittier-Elsinore faults. Recent significant earthquakes in the Los Angeles Basin include the San Fernando (1971), Whittier (1987), and Northridge (1994) earthquakes. Between 1769 and 1999, there were 33 earthquakes in Southern California with a magnitude of 5.0 and above.

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

The City of Compton has an Emergency Management Team led by the Fire Department. The team comprises various department heads tasked with the obligation to quickly react to an emergency or crisis in the city. The City conducts annual test runs to ensure that procedures are in place and staff is prepared to carry out responsibilities.

Wildfire Risk

Compton is an urban environment with little danger of wildfires. Only three properties in the city have the potential for grass fires that can burn, leaving the city at low risk for any wildfires beyond a minor brush fire. Nine high-occupancy facilities and the schools in the city have the potential to be urban fire hazards. These high-occupancy facilities are the Courthouse, City Hall, the Crystal Park Hotel, the Compton Fashion Center, the Gateway Towne Center, and four senior-citizen housing complexes.

The Compton Fire Department has four stations serving the city. The City's fire services include ten front-line vehicles: four front-line engines, one ladder truck, one air/light unit, two paramedic ambulances, and two basic life support transport units.

Flooding

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

The Hansen Dam is 30 miles upstream from Compton. If this dam fails, the water would reach Compton within 20 hours with a depth of 1 foot. The northern portion of Compton would flood first and floodwaters would continue to spread throughout the entire city. School, industrial, commercial, and residential areas would all be affected by a flood caused by a failure of the Hansen Dam.

The Sepulveda Dam is 29 miles upstream from the city. If this dam fails, the flooding would reach Compton within 11 hours with a 1 foot depth. Schools, industrial, commercial, and residential areas would be affected.

Compton is also in the floodplain of Compton Creek. Much of Compton Creek, a tributary of the Los Angeles River, runs through the city and is a potential source of flooding, although the amount of water running through the creek limits the threat to a much smaller area and a much smaller incidence of occurrence.

Flood control and flood management in Compton is a combined effort between the US Army Corp of Engineers, the California Department of Water Resources Division of Flood Management, the Federal Emergency Management Agency, and local agencies.

Labor Shortage

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

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

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

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

Jobs/Housing Balance

A jobs-to-household ratio demonstrates the balance between the number jobs and households within a community. It is calculated by dividing the number of jobs in the community by the number of households in the same area. A high number of jobs relative to a low number of households 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.

Local Economic Conditions

The City of Compton is a disadvantaged community with many challenges. Greater than 50% of the households earn less than the median household income of \$48,117 and unemployment of 6.3%. Compton has seen the job market increase by 0.7% over the last year. Future job growth over the next ten years is predicted to be 29.9%, which is lower than the US average of 33.5%. The Sales Tax Rate for Compton is 10.3%. The US average is 7.3%. The Income Tax Rate for Compton is 9.3%. The US average is 4.6%. The average income of a Compton resident is \$13,847 a year. The US average is \$28,555 a year.

ECONOMY	Compton	United States
Unemployment Rate	6.3%	3.9%
Recent Job Growth	0.7%	1.6%
Future Job Growth	29.9%	33.5%
Sales Taxes	10.3%	7.3%
Income Taxes	0.093	0.046
Income per Cap.	\$15,485	\$31,177
Household Income	\$48,117	\$57,652
Family Median Income	\$49,940	\$70,850

Blight

The age of the housing stock, combined with incomes below the Los Angeles County median income level for a majority of city residents, creates a significant impediment to regular property maintenance not typical of other more affluent communities. However, with this fact in mind the survey results identified that a majority of units, irrespective of age, fell into the Standard and Minor repair condition categories. The homes in these two categories comprised post-war boom homes, typically single-level wood-frame homes with a stucco exterior. A large number of more contemporary two-story homes were constructed within the last 20 years. The majority (55 percent) of these homes, despite being 60 years old, do not appear to warrant any concern for their longevity or ability to provide quality low/moderate-income housing. It was clear that several neighborhoods reflected significant reinvestment by their property owners.

The Major Repairs Condition category is the next category where most of the remaining homes (25 percent) could be classified. These homes were older homes and tended to be located in the central and northern portions of the city. Most of the problem areas observed consisted of poor or dead landscaping, broken fences, cracked stucco walls, broken windows, walls in need of general restuccoing and repainting, and roofing repairs.

Lastly, a few homes (20 percent) could be classified as Dilapidated. These homes are in need of significant repairs or in some cases demolition.

While a significant number of housing units in Compton were constructed prior to 1969, age alone is not a valid indicator of the presumed condition or repairs needed. The premise that the older the unit is, the more likely it is to require some form of repair or maintenance is not always the case. Older units have typically already had major renovations or remodeling. As can be shown by the survey of the typical Compton residences, most are maintained and not in need of significant repairs. As a result, housing age data alone should not be used to presume a negative condition of the city's housing stock.

The 2015-2019 Compton Consolidated Plan provides further an analysis of housing conditions in the City using recent ACS data. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing cost greater than 30 percent of household income.

The ACS also evaluates housing conditions for low- and moderate-income households. According to the analysis in the Consolidated Plan, the most common housing problem for low- and moderate-income households is cost burden, which affects 5,085 owner households who pay more than 30 percent of their monthly gross income for housing costs. The second most common housing problem in the City is overcrowding. Of the households earning 0-80 percent of the area median income, 4,445 or 26 percent are overcrowded, of which 3,045 or 68 percent are renter households.

Based on City records, the condition of the City’s housing stock has not changed significantly from 2011 to present. Approximately 454 units have been added. 158 of these units were for low income seniors, (Metro at Compton 75 units and Season at Compton 84 units).

Proactively, the City is proposing through increased code enforcement to implement Housing Goals 1.1, 1.2, and 1.3, which mandate increased enforcement of health and safety code violations, strengthened rehabilitation and financial assistance programs, and replacement of severely deteriorated units with new affordable housing. The City of Compton will assist by seeking out additional funds to assist low- and moderate-income households to repair and renovate their homes.

SPHERE OF INFLUENCE PLANNING

In 2011, Senate Bill 244 was passed. This bill requires local governments to amend the land use element of their general plans to identify and describe “island communities,” “fringe communities,” and “legacy communities” and include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities. The general plan must include an analysis of potential funding mechanisms that could make the extension of services and facilities financially feasible. This action must occur on or before the next adoption of its housing element.

The City of Compton, like other communities in southern California, is surrounded by unincorporated communities within its sphere of influence. There are five unincorporated islands within the City ranging in size from 13.6 acres to 347.9 acres. These areas are fully developed suburban communities that predominately residential with some retail commercial services. There are fringe communities bordering Compton. To the south is a large fringe community, predominately non-residential, known as “Rancho Dominguez” and consists of 1,710 acres. This area is both in the Compton and City of Long Beach sphere of influence area. The other fringe community is to the northwest and consists of two annexation areas identified as 1 and 6. These two areas are both in the Compton and City of Los Angeles sphere of influence areas. All of the unincorporated communities within and abutting the City of Compton are currently fully services by LA County for public safety, utilities and other governmental services. The City of Compton provides no services to these areas.

In 2015 the City of Compton was considering annexing the islands within the City and the 1,710 acre Rancho Dominguez area. The city prepared a Fiscal Analysis to determine the financial impacts annexation would have on the City’s general fund. The conclusion was that annexation of the predominately residential islands would result in a \$226,159 deficit. Annexation of the larger 1,710 acre Rancho Dominguez area yields positive revenue of \$571,572. Together annexation of both areas results in a positive revenue return of \$345,861. However, LA County has deferred street maintenance in these areas resulting in a need for 10 to 15 million in street repairs. This along with other factors put annexation plans of these areas on hold.

No additional analysis was conducted on the west unincorporated areas.

6. 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).

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. The determination is based on three primary planning factors:

1. The number of housing units needed to accommodate future population and employment growth.
2. The number of units needed to allow for a desired level of vacancies and the replacement of housing units normally demolished.
3. The number of very low, low, moderate, and above moderate income households needed in the community.
4. Other factors related to a sub-regional jobs-to-housing balance, tenure, and other factors unique to each community.

Table 25 below summarizes the City of Compton's 2014–2021 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.

Table 25: Regional Housing Needs Allocation	
Affordability Level (AMI: Area Median Income)	RHNA (2014-2021)
Extremely and Very Low-Income (0-50% AMI)	1
Low-Income (51-80% AMI)	1
Moderate-Income (81-120% AMI)	0
Above Moderate Income (121%+ AMI)	0
Total	2
Source: Southern California Association of Governments	

Addressing the RHNA

California law does not require cities to build housing, but it does require communities to facilitate the development of housing. State housing element law allows local governments to obtain credits toward meeting its RHNA goal in three primary ways: 1) preserve publicly assisted housing that is at risk of converting to non-low income or market rates; 2) construct housing during the planning period; and 3) designate land at appropriate densities.

The following describes Compton's approach to addressing its 2014–2021 RHNA as determined by the Southern California Association of Governments.

HOUSING SITES

To meet the RHNA through the setting aside of land at appropriate densities, the following land inventory includes five components. The following components are consistent with those required by state law for identifying housing sites with a high likelihood of being developed into residential and mixed-use projects with a housing component.

- **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. Table 26 provides the requisite information for each site.
- **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 the sites have environmental or infrastructure constraints that affect timing.
- **Development capacity.** The development capacity of sites in the housing element should be calculated according to minimum density. Alternatively, if a higher estimate is used, the density level should be based on realistic development capacity as evidenced by records of similar projects built in recent years in the City or surrounding region.
- **Adequacy of zoning.** Finally, the analysis must demonstrate that the identified zones and densities will facilitate the development of housing for all income levels. As such, the price and affordability of housing should be correlated to specific zones or product types anticipated to be built on the sites identified for the RHNA.

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.

Sewer Availability

The Los Angeles County Sanitation District provides wastewater collection and treatment services to Compton. The total out flow in the LA County system is 6,252 gallons per minute. The majority of the City's 147.1 mile sewer system is performing adequately in terms of capacity including additional loads due to forecasted growth. Therefore, there is adequate capacity to treat future demand from projects.

Water Availability

Compton has a gross acreage of approximately 6,378 acres (10.5 square miles), of which the Compton Municipal Water Department (CMWD) serves 7.81 square miles. There are approximately 14,000 service connections. Historically, the primary source of supply for CMWD was groundwater from wells located within its boundaries. CMWD is also a member agency of the Metropolitan Water District of Southern California and has three connections. The CMWD system is in one pressure zone. Water is pumped from deep wells and flows into a grid system, which then distributes it using a gravity-fed system. These wells, augmented with water purchased from the Metropolitan Water District, flow into four 3.3 million gallon reservoir storage tanks. CMWD overlies the Central Basin, a groundwater basin which historically has provided the city with its principal source of water.

The Central Basin has been adjudicated and the annual pumping allocation for CMWD is 5,723 acre-feet per year. Water supplies are currently adequate to meet normal domestic needs. CMWD retails water to approximately 65 percent of Compton. Private water companies provide service to the remaining residents.+

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 10 wells: four active wells, one well on standby, and four that are inactive.

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 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.

Sites Inventory and Analysis

The sites inventory presents sites to address the City's 2014-2023 RHNA. The sites inventory shows sufficient capacity to address the City's current 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 through field work. The Sites Inventory and Analysis lists properties by address or other unique reference, showing for each parcel: size, zone, General Plan and zoning designation, existing use, maximum allowable density, and number of units that can be accommodated in each site (realistic capacity). In addition, the lot consolidation potential and any constraints to development are also listed. Sites for the current cycle RHNA are shown on Table 27.

Table 26: Site Inventory to Accommodate Compton's RHNA						
Housing Site	Property Address	General Plan and Zoning	Size	Max Density	Total Units	Existing Use
1	302 N Tamarind Ave	Residential High Density	1.94 acres	34 per acre	75	Vacant. 75 unit affordable development completed in 2015
2	1117 S Long Beach Blvd	Mixed Use Limited, Commercial	55,231 sf	29	29	Large vacant lot
3	501 E Compton Blvd	Mixed Use, Limited Commercial	43,124	29	17	Partially vacant lot with vacant commercial building
Source: City of Compton Community Development Department						

Adequacy of Sites to Meet the RHNA

The sites inventory for the RHNA planning period indicates a capacity for 129 units on sites suitable for development of 2 lower-income housing units. Overall, Compton has the ability to accommodate and exceed the current RNHA. Table 27 summarizes the RHNA status.

Table 27: Current (2014-2021) RHNA Sites (units)					
Affordability Level (Based on Density)					
	Extremely and Very Low Income (0-50% AMI)	Low-Income (51-89% AMI)	Moderate-Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Vacant Sites	54	66	-	-	120
Total Sites	54	-	-	-	120
Surplus of Units	+118				+118

7. 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 wide 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 financial feasible. Some of the common remaining revenues available to assist the City are:

- **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 Housing Authority of the County of Los Angeles (HACOLA) provides affordable housing opportunities in Compton. HACOLA administers the Section 8 rental subsidy program and operates the Mortgage Credit Certification program. Within Compton, approximately 660 households participate in the Section 8 housing voucher program. Section 8 housing vouchers are rental subsidies provided to low and moderate income individuals and families to afford suitable housing. The City is not involved in the day-to-day administration or policy making of HACOLA; however, the City does review the 5-Year and Annual Plans.

- **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, most recently Meta Housing, to build and manage projects like the recently completed 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.

8. PROGRAM EVALUATION

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing housing element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. This section addresses each component.

Program Accomplishments

The 2008–2014 Housing Element goals were drafted to implement the required statutes in California Housing Element law and follow priorities expressed by the community, including input received from the City Council, Planning Commission, and City staff. To that end, the housing element contained seven goals, along with 27 supporting policies and approximately 16 implementation programs.

The following is a summary of progress in meeting the quantified objectives for the 2008–2014 Compton Housing Element.

Table 28: Program Accomplishments, 2008-2014 Housing Element		
Program	Quantified Objective	Accomplishments
(1) Housing Choice Voucher Program (Rental)	Assist 803 households annually	The City continues to implement the HCV program.
(2) Family Self-Sufficiency Program	Assist 20 households annually	The City continues to offer services through the FSS program.
(3) First Time Homebuyers Program (Home Ownership)	Assist 20 households annually	The City continues to provide financial assistance through the FTHB program.
(4) Residential Rehab Grant Program	Assist 15 households annually	The continues to offer the Home Repair Grant.
(5) Extremely Low-Income Households	Assist 5 households	The City continues to encourage the development of housing for extremely low-income households through a variety of activities.
(6) Assistance for Persons with Developmental Disabilities	Develop an outreach program within the within one year of adopting the Housing Element to assist persons with development disabilities.	Before the end of 2020, the City plans to reach out to South Central Los Angeles Regional Center to work to set up an outreach program.
(7) Preservation of At-Risk Housing Units	Establish new early warning program, publicize notice requirements,	The City does not currently have any units at-risk of converting to market rate. There are 3 projects with expiration dates in 2019 and 2021. City staff called each project and confirmed they are receiving government assistance and have no plans to convert to market rate housing.
(8) Zoning Update Program to Reevaluate Zoning Inconsistencies and to Remove Low Income Housing Development Constraints	Comply with applicable state requirements.	The City has amended the Zoning Ordinance to permit emergency shelters by-right and allow transitional and supportive housing consistent with State Law.
(9) Expedited Permit Procedures	Updated permitting procedures	The City will be implementing this program through the LEAP Grant.
(10) Reasonable Accommodation Program	Facilitate the development, maintenance, and improvement of housing for persons with disabilities and revising the zoning code to grant greater power to administrative variances.	The City plans to implement this program before adoption of the 6 th cycle Housing Element.

Table 28: Program Accomplishments, 2008-2014 Housing Element

Program	Quantified Objective	Accomplishments
(11) Energy Conservation Program	100 percent of all new residential development will comply	Ongoing
(12) General Plan Land Use Update Program	Approved updated General Plan Land Use Element and EIR	The City applied for SB2 funding and will be completing a General Plan Land Use update to increase densities and modernize the element.
(13) Fair Housing Program	Distribute educational materials every two years. Produce public service announcements two times a year. Meet annually with the Fair Housing Foundation in Long Beach for update on issues and strategies.	The City's Housing Authority implements this program. The Housing Authority provides brochures, trainings, and works with the Fair Housing Council in Long Beach
(14) Homelessness Plan	Completion of City Homelessness Plan	The City formed a homelessness task force March/April 2019 and is working to adopt a homelessness plan. The City worked with LAHSA and LA County HHS to create a safe parking lot. This lot will allow homeless persons with a car somewhere to park to sleep. This parking lot will have a capacity of 40-60 cars.

9. HOUSING PLAN

INTRODUCTION

The Housing Plan identifies the City's goals for 2014 through 2021 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 2014–2021* 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, and the removal of governmental constraints

HOUSING GOALS AND POLICIES

The goals and policies of the Housing Element were developed in response to housing issues identified in the Housing Needs Assessment comprising the Background Report, Housing Opportunities and Resources, Housing Constraints and on issues and opportunities identified in community workshops that were conducted as part of a comprehensive outreach program.

Issue #1: Housing Availability

Although there has been an overall population decline, due to over-crowding and housing cost, there is an increasing need for housing in Compton. Low vacancy rates and second units on single-family lots reflect this high demand. New housing development will help meet this need and provide residents with greater opportunities to find appropriate and adequate housing.

Goal 1 *The City of Compton will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.*

Policy 1.1 The City of Compton will encourage future investment in the City's housing stock.

Policy 1.2 The City of Compton will evaluate the factors affecting housing costs and examine ways to reduce housing costs where governmental action is appropriate.

Policy 1.3 The City of Compton will promote the development of attractive and safe housing to meet the community's needs.

Policy 1.5 The City of Compton will provide prompt processing of housing construction applications through standardized development requirements and centralized processing.

Policy 1.6 The City of Compton will encourage the assemblage and consolidation of existing small parcels in areas, which permit higher density development. Larger parcels can better accommodate increased density housing, through a more efficient use of space resulting in more on-site amenities and greater use of open space.

Policy 1.7 The City of Compton will work with the appropriate service providers to serve the homeless population.

Issue #2: Housing Affordability

Low-income households comprise a major segment of the City's population. Coupled with high demand and market rate housing, it has led to overpaying, overcrowding, and unpermitted housing units. Affordability is a major concern in Compton.

Goal 2 ***The City of Compton will promote affordable housing and shelter for all economic segments of the community.***

Policy 2.1 The City of Compton will utilize Community Development Block Grant 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 The City of Compton will inform residents of the availability of housing assistance programs and community services available in the area (such as Section 8 certificates and vouchers).

Policy 2.3 The City of Compton will encourage variety in the supply of housing at costs affordable to the various income levels of the population.

Policy 2.4 The City of Compton will solicit State and Federal funds for new housing development.

Policy 2.5 The City of Compton will work towards the conservation of existing subsidized housing for low and moderate-income families.

Policy 2.6 The City of Compton will seek funding opportunities and promote rental assistance for low and moderate-income families.

Issue #3: Housing Maintenance and Conservation

The City of Compton is primarily a residential community and has provided housing to the County's very low, low, and moderate-income households. Without maintenance and conservation, the City's housing stock can go into disrepair or be replaced with more expensive housing. To prevent displacement and the deterioration of housing and neighborhood quality, the City needs to promote the rehabilitation of existing housing units.

Goal 3 ***The City of Compton will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.***

Policy 3.1 The City of Compton will encourage, support, and provide incentives for the maintenance, conservation and revitalization of existing residential units.

Policy 3.2 The City of Compton will explore strategies and programs that will be effective in reducing the costs incurred by the homeowner for rehabilitation.

Policy 3.3 The City of Compton will encourage prompt rehabilitation or demolition and replacement of vacant and abandoned properties.

Policy 3.4 The City of Compton will actively engage in identifying substandard and deteriorating housing in Compton and take appropriate actions to correct these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.

Policy 3.5 The City of Compton will promote housing rehabilitation and conservation through public education and awareness programs.

Policy 3.6 The City of Compton will encourage property maintenance to promote quality design, public safety, and to promote energy conservation.

Policy 3.7 The City of Compton will work with the County or non-profit agencies in conserving existing low-income housing units and subsidized housing projects.

Policy 3.8 The City of Compton will preserve existing single-family, lower density residential neighborhoods.

Issue #4: Neighborhood Preservation

Neighborhood quality is dependent on street and property maintenance, the availability of services and infrastructure and the residents' sense of community. By improving neighborhood quality, the City of Compton can create stability in the resident population and pride in its people.

Goal 4 *The City of Compton will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.*

Policy 4.1 The City of Compton will reserve the existing residential neighborhoods and provide areas to accommodate new residential development.

Policy 4.2 The City of Compton will 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 The City of Compton will encourage the application of high quality urban design standards to create safe, attractive, functional housing units and neighborhoods.

Policy 4.4 The City of Compton will conserve existing residential areas and prevent the intrusion of incompatible uses into the neighborhoods.

Policy 4.5 The City of Compton will increase property maintenance efforts by code enforcement to improve the overall appearance of the residential neighborhoods, thus maintaining property values in the City.

Policy 4.6 The City of Compton will identify the best possible locations and development standards for residential development and encourage a high quality environment for family life.

Issue #5: Equal Access to Housing

Discrimination can prevent households with special needs or certain characteristics from obtaining appropriate housing. The City of Compton seeks to eliminate all forms of housing discrimination in order to allow residents to find adequate housing.

Goal 5 **The City of Compton will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.**

Policy 5.1 The City of Compton will promote equal access and opportunities to housing through the provision of consumer information, assistance and protection and through citizen involvement in the design and implementation of housing programs.

Policy 5.2 The City of Compton will explore procedures for fair and equitable treatment of

Policy 5.3 The City of Compton will establish referral agencies to serve low-income households, the homeless, handicapped, elderly households and residents with special housing needs.

Policy 5.4 The City of Compton will encourage and promote accessible housing for the handicapped. This includes the retrofitting of existing units and the enforcement of the State accessibility standards for new residential construction.

Policy 5.5 The City of Compton will provide density bonuses for low-income housing projects and senior citizen housing projects.

HOUSING PROGRAMS 2014–2021

The City of Compton will implement the following housing programs to achieve the goals, policies, and objectives in the 2014–2021 Housing Element.

1. 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.

<i>Responsibility:</i>	Local Housing Authority of Compton
<i>Funding:</i>	US Department of Housing and Urban Development (HUD)
<i>Implementation Schedule:</i>	Ongoing program
<i>Quantified Objectives:</i>	803 households assisted on an annual basis (rental), ongoing (portability), 2 households assisted on an annual basis based on funding availability (homeownership),

2. Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. Services provided through the FSS program include: 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.

<i>Responsibility:</i>	Local Housing Authority of Compton
<i>Funding:</i>	US Department of Housing and Urban Development (HUD)
<i>Implementation Schedule:</i>	Ongoing program
<i>Quantified Objectives:</i>	10 households assisted on an annual basis

3. First-Time Homebuyers Program (Homeownership)

The City administers a First-Time Homebuyers Program to provide financial assistance to individuals and families with the dream of homeownership. The financial assistance will consist of a second mortgage, which is in the form of a deferred silent second deed of trust loan. The loan provided to the homebuyer is interest-free and does not require monthly payments.

The homeowner will be required to annually provide proof and certify that the subject property is their primary residence.

<i>Responsibility:</i>	City of Compton Grants Division
<i>Funding:</i>	HOME funds
<i>Implementation Schedule:</i>	Initiated in the early 1990s; program is continuous
<i>Quantified Objectives:</i>	10 households assisted on an annual basis

4. 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.

<i>Responsibility:</i>	City of Compton Grants Division
<i>Funding:</i>	HOME
<i>Implementation Schedule:</i>	Ongoing program
<i>Quantified Objectives:</i>	15 households assisted on an annual basis

5. Extremely Low-Income 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.

<i>Responsibility:</i>	City of Compton Grants Division
<i>Funding:</i>	General Fund, CDBG, HOME, Housing Bond Funds
<i>Implementation Schedule:</i>	The City will annually apply for funding as Notices of Funding Availability are released and will provide assistance as projects are processed.
<i>Quantified Objectives:</i>	Assist with the development of 5 ELI households

6. Assistance for Persons with Developmental Disabilities

The City will work with the South Central Los Angeles Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, directing people to service information on the City's website, and providing housing-related training for individuals/families through workshops.

<i>Responsibility:</i>	City of Compton Community Development Department
<i>Funding:</i>	General Fund
<i>Implementation Schedule:</i>	Develop an outreach program within the within one year of adopting the Housing Element to assist persons with development disabilities.

7. Preservation of At-Risk Housing Units

The City will establish an early warning program to monitor 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 will contact the management companies of the “At Risk” housing projects with expired/expiring contracts every twelve months to document their current status.

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 funding sources towards affordable housing preservation.

<i>Responsibility:</i>	Local Housing Authority of Compton
<i>Funding:</i>	General Fund, Neighborhood Stabilization Program funds
<i>Implementation Schedule:</i>	New Program. Provide new At-Risk Housing Unit Monitoring Program by November 2021 and monitor every 12 months. Notice Requirements. Publicize notice requirements annually. Coordinate with HUD. Bi-annually coordinate with HUD to monitor projects. Preservation. Through the Annual Action Plan and 5-Year Consolidated Plan Strategic Plan process, allocate funding towards housing preservation.
<i>Quantified Objectives:</i>	Establish new early warning program, publicize notice requirements,

8. Zoning Update Program to reevaluate zoning inconsistencies and to remove low income housing development constraints

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, and definition of family, residential parking requirements, residential minimum unit size, residential objective design standards, and accessory dwelling units.

<i>Responsibility:</i>	City of Compton Community Development Department
<i>Funding:</i>	General Fund
<i>Implementation Schedule:</i>	Single Room Occupancy (SRO) Units. Adopt new regulations to permit SRO units with a Conditional Use Permit review process, by September 2020. Supportive Housing. Adopt new standards to allow supportive housing as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses by December 2021. Low Barrier Navigation Centers. Per AB 101 (2019), review the City’s zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-6566 by December 2021. Residential Parking Requirements. Adopt new regulations to update and reduce current requirement of 1.5 covered spaces per unit by Summer 2020. Residential Minimum Unit Size. Adopt new regulations to reduce current requirement of 600 sf (one-bedroom unit), by December 2020. Residential Objective Design Standards. Adopt new standards in compliance with state law by December 2021.

Accessory Dwelling Units. Adopt new standards in compliance with state law, by December 2021.

Administrative Multi-Family review. Adopt Artesia Station TOD specific plan to allow all residential development to occur as a “By Right” land use by December 2019 and remove of the CUP requirement citywide by December 2021.

Quantified Objectives: Comply with applicable state requirements.

9. Expedited Permit Procedures

In an effort to expedite permit procedures, the City will revise the Architectural Review Board process for residential development by December 2021.

In addition, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: City of Compton Community Development Department
Funding: General Fund
Schedule: Completed by December 2021
Quantified Objectives: Updated permitting procedures

10. Reasonable Accommodation Program

Households with persons with disabilities often require reasonable accommodations and/or modifications, including physical alterations and changes to zoning and 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. The City of Compton will model its Reasonable Accommodations Ordinance after the City of Oakland’s Ordinance No. 13247. Currently, the City’s Zoning Ordinance contains no such provisions.

Responsibility: City of Compton Community Development Department
Funding: General Fund
Implementation Schedule: Completed by August 2021
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.

11. Energy Conservation Program

The City complies with the 2013 California Building Code, which includes new Green Building requirements. Presently the City promotes energy conservation measures, recycling, water conservation, and the use of alternative transit. The program will include rebates for energy-conserving refrigerators, water heaters, and other household appliances. The City will also continue to require compliance with Title 35 of the California Building Code and promote the Hero and Ygrene programs to encourage retrofitting of older homes in Compton.

This program will supplement existing City efforts in the enforcement of the State’s construction codes requiring water conservation/efficiency in new construction.

Responsibility: City of Compton Community Development and Building Departments
Funding: General Fund and grants
Implementation Schedule: Ongoing program
Quantified Objectives: 100 percent of all new residential development will comply

12. General Plan Land Use Update Program

The City will apply for a SB2 planning grant by November 2019 and complete its draft general plan land use update by August 2021. The grant funding will allow the city to complete its analysis, public outreach, land use element and Program Environmental Impact Report (EIR).

<i>Responsibility:</i>	City of Compton Community Development
<i>Funding:</i>	General Fund and SB2 planning grant
<i>Implementation Schedule:</i>	Completed by August 2021
<i>Quantified Objectives:</i>	Approved updated General Plan Land Use Element and EIR

13. Fair Housing Program

The city will continue to contract with the Fair Housing Foundation in Long Beach to provide fair housing services to its residents and property owners. Services will include:

- Distributing educational materials to property owners, apartment managers, and tenants every years.
- 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.
- Responding to complaints of discrimination (e.g. in-taking, investigation of complaints, and resolution).
- Referring services to appropriate agencies.

Additionally, the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions will include:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.
- Provide education to the community on the importance of completing Census questionnaires

<i>Responsibility:</i>	City of Compton Grants Division
<i>Funding:</i>	Community Development Block Grant
<i>Implementation Schedule:</i>	Ongoing
<i>Quantified Objectives:</i>	Distribute educational materials every two years. Produce public service announcements two times a year. Meet annually with the Fair Housing Foundation in Long Beach for update on issues and strategies. Create Plan by January 2022 and implement on an ongoing basis.

14. Homelessness Plan

To broaden the collective impact and accelerate change, the City of Compton will prepare a Plan to Combat Homelessness. 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.

<i>Responsibility:</i>	City of Compton Homeless Task Force/Housing Authority/community Development Department
<i>Funding:</i>	General Fund
<i>Implementation Schedule:</i>	Prepare and adopt Homelessness Plan by November 2020.
<i>Quantified Objectives:</i>	Completion of City Homelessness Plan

QUANTIFIED HOUSING OBJECTIVES

Table 29 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 29 Overview of Quantified Objectives, 2014–2021			
Income Category	New Construction	Rehabilitation¹	Conservation/Preservation
Very Low	1	25	647
Low	1	25	
Moderate	0	25	
Above Moderate	0	25	
Total	2	100	647

Note 1: Rehabilitation numbers correspond to Program 4.

Source: City of Compton 2016