

# **NOTICE**

## **COMPTON CITY COUNCIL AGENDA Tuesday, March 05, 2013 5:45 PM**

### **HEARING(S)**

### **OPENING**

#### **ROLL CALL**

#### **INTRODUCTION OF SPECIAL GUESTS**

#### **COMMENDATORY RESOLUTIONS/PRESENTATIONS**

1. **POWERPOINT PRESENTATION - 2006 - 2014 CITY OF COMPTON HOUSING ELEMENT (Planning Department)**

#### **PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS**

### **CONSENT AGENDA**

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

#### **APPROVAL OF MINUTES**

#### **REPORTS OF OFFICERS AND COMMISSIONS**

#### **CITY FIRE DEPARTMENT**

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH WEST COAST DOORS INC. FOR THE CARE AND MAINTENANCING OF OUR BAY DOORS AT OUR FOUR FIRE STATIONS

**PUBLIC WORKS-ENGINEERING**

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND RON'S MAINTENANCE, INC. FOR CATCH BASIN CLEANING SERVICES

**END CONSENT AGENDA**

**REGULAR AGENDA**

**REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES**

**CITY MANAGER'S REPORT**

**CITY ATTORNEY'S REPORTS**

**CLOSED SESSION**

4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Coalition of Compton Unions vs. city of Compton, Unfair Practice Charge  
No. LA-CE-712-M  
Quinn vs City of Compton, LASC Case No. BC 485 197  
Pursuant to California Government Code Section 54956.9(a)  
  
CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
(3) Potential Cases  
Pursuant to California Government Code Section 54956.9(b)

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**APPROVAL OF WARRANTS**

**COUNCIL COMMENTS**

**ADJOURNMENT**

*NEXT REGULAR MEETING: Tuesday, March 12, 2013 @ 5:45 PM.*

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*View Meetings Live at <mms://livemedia.comptoncity.org:8080>*

March 5, 2013

**TO:** Honorable Mayor and City Council Members  
**FROM:** Robert Delgadillo, Interim Director of Planning and Economic Development  
**SUBJECT:** Draft Housing Element 2006 - 2014

## **SUMMARY**

In accordance with Government Code Section 65585 the City of Compton's draft Housing Element has been certified by the California Department of Housing and Community Development on December 28, 2012. Certification allows for the City Council to review and adopt the draft Housing Element separately or as part of the General Plan 2030 update. Staff has prepared this brief report to inform the City Council of the recent certification and to allow the council the opportunity to review the Housing Element document prior to formal adoption.

Below is a synopsis of key points of discussion in this report and in the Housing Element such as:

- The Legal nature of the Housing Element
- The Purpose of the Housing Element
- Public participation in providing input to staff
- The Goals of the Housing Element
- The Implementing Housing Programs.

## **BACKGROUND**

### **Legal Requirement to prepare a Housing Element**

"State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county..... The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government"

# #1.

## **PURPOSE AND INTENT OF THE COMPTON HOUSING ELEMENT**

The City of Compton Housing Element takes the concerns of the legislature and the four major Housing Element components of section 65585, the demographics and local needs and drafts the goals and programs for the proposed housing element for the 2006-2014 planning period as established by the State legislature.

In the Housing Element there is a discussion on the existing characteristics and conditions that affect the demand, availability, affordability, and development of housing and serves as the foundation for the development of the proposed housing goals and policies.

The Housing Element in addition to addressing the required state components proposes various goals and programs that focus on the following:

- Rehabilitation of substandard housing units
- Conservation of the existing housing stock
- Identification of new housing opportunities
- Provision of new affordable housing units
- Modification of Development Codes
- Maintenance of continued affordable housing units

## **PUBLIC PARTICIPATION**

In addition to the state required components and analysis each Housing Element requires local community input. In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include citizen participation. Since the City began the General Plan update process, the City has conducted extensive public outreach to involve residents and citizen groups in the preparation of the Housing Element. In total more than twenty-five (25) meetings were conducted to ascertain Compton's housing needs. The public outreach spans some six (6) years from 2007 – 2011. In total more than 2,000 Compton stakeholders have provided feedback and comments and throughout the years, the information has been collected, reviewed and incorporated to help shape the policies and objectives of the Housing Element and remaining elements of the General Plan.

The first meetings were held in 2007 with the assistance of the Southern California Association of Governments. The City gathered additional community feedback on housing needs from community meetings held during the Consolidated Plan (CP) process and during community meetings for the Analysis of Impediments to Fair Housing (AI). During the CP process, the City conducted four (4) community meetings, one in each district, to determine the adequately and

supply of housing in March 2010. Surveys were collected and the data was compiled and reported in the final CP which was approved by City Council in May 2010.

Above and beyond community meetings for the Consolidated Plan and the Analysis of Impediments, the City held five (5) community meetings in February 2011 to collect input from residents; one in each City Council District. A fifth meeting was held at City Hall during City Council meeting to obtain input and share results with the public of specific housing goals.

Outreach included distributing flyers to each residence, posting the dates of the meetings on the City's website, making announcements on the local cable channel and at City Council meetings, and making flyers available at all public buildings. Spanish speaking interpreters were present at the community meetings to translate to non-English speaking residents and business owners. In addition, surveys were sent to nonprofits funded with City funds and their beneficiaries.

To ensure a cross section of stakeholders, such as the senior population, Spanish speaking residents, children and young adults and the business community. The City then conducted specific community meetings aimed at soliciting feedback from these specific stakeholders. The City conducted two community meetings exclusively for the seniors of Compton at the City's senior center on March 8 and April 14, 2011 respectively. One of the two meetings was requested by the Commission on Aging. Approximately 40 seniors attended the meetings.

Similarly, on March 24, 2011, the City conducted a presentation for the student body government officers of the local high schools, Compton, Dominguez, Centennial and César Chavez high schools. Students met at City Hall to discuss Compton's future on the proposed General Plan 2030 and Housing Element. Students worked in teams by reviewing proposed housing recommendations or offered additional recommendations for housing objectives. This meeting was attended by approximately 25 student leaders and represented the first time that all high school leaders met in more than 20 years.

Draft documents in English and Spanish were available for review by the public. Additional draft documents written in Spanish were distributed to Victory Outreach and Our Lady of Victory for parishioners not in attendance at the second community meeting.

A final community meeting was held for the business community. The City conducted outreach to the entire Compton business community. A community meeting was held in September 2011 at Compton Careerlink Center. More than 100 business and property owners attended the meeting, making it the largest community meeting to date.

Based upon feedback and data from the previous community meetings, the consultant and City staff in conjunction with the community feedback prepared the draft Housing Element goals and policies with corresponding implementation recommendations.

This preliminary draft was then presented to the Department of Housing and Community Development for informal review in early 2012.

# #1.

## HOUSING ELEMENT GOALS AND IMPLEMENTATION PROGRAMS

The goal of housing preservation is to protect the existing investment in housing and to avoid physical decline that will require larger rehabilitation efforts in the future to restore quality and quantity. Rehabilitation of existing units, as well as completion of infrastructure improvements, will help arrest the physical decline of entire neighborhoods and encourage current residents to remain in the communities in which they have invested. The following goals illustrate the Housing Element efforts to upgrade and preserve existing units to create safe, affordable housing opportunities, especially for prospective new owner-occupants.

**Housing Goal 1.** Develop a program to insure that the City's older housing stock is maintained in compliance with the Zoning and Building and Safety Codes.

**Housing Goal 2.** Work with the private sector in providing a variety of housing types and an adequate supply of housing to meet the existing and future needs of City residents.

**Housing Goal 3.** Eliminate conflicts between residential and nonresidential uses.

**Housing Goal 4.** Increase opportunities for home ownership.

**Housing Goal 5.** Promote equal opportunity for all residents to reside in the housing of their choice.

**Housing Goal 6.** Preserve government-assisted low income housing for use as affordable housing for lower income City residents.

**Housing Goal 7.** Reduce overall housing costs through programs to reduce energy costs.

## HOUSING PROGRAMS

The goal of the Housing Programs contained within the Housing Element and listed below are to produce, improve, and protect the City's housing stock utilizing all of the City's Departments including the Successor Agency, Housing Authority, Building and Planning the Economic Development Departments to implement the seven goals listed above and the programs listed below.

The City will continue to operate the following sixteen programs some of which are existing and some of which need to be initiated.

1. Housing Choice Voucher Program
2. Family Self- Sufficiency Program – Compton Housing Authority
3. Housing Choice Voucher Portability – Compton Housing Authority
4. Housing Choice Voucher Homeownership Program – Compton Housing Authority
5. First Time Homebuyers Program (Home Ownership) – Initiated in the early 1990's. Program is continuously ongoing. Produce 75-100 units within next 5 years.
6. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. Produce 50 units

7. Emergency Assistance Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 30 units within next 5 years.
8. Fix-it Grant Program – Initiated in the early 1990's. Program is continuously ongoing. Produce 100 units within next five years.
9. CHDO Predevelopment Funds – Initiated in the early 1990's. Program is continuously ongoing. Provides funding to non-profit housing organizations that create affordable housing units.
10. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015. Make available 75-125 units within next 5 years.
11. Energy Conservation Program – (City of Compton).
12. Emergency Shelter Grant Program – Grants Division, (City of Compton).
13. Transitional and Supportive Housing Programs
14. Expedited Permit Procedures
15. Zoning Consistency Program - To reevaluate existing development standards and to propose the remove development standards acting as governmental constraints
16. Reasonable Accommodation Program

Programs 11 through 16 were developed at the request of the Department of Housing and Community Development. All of these programs are discussed in the Housing Element.

## **STATEMENT OF THE ISSUE**

Present the draft 2006 – 2014 City of Compton Housing Element to the City Council and advise of the recent HCD certification of Compton Housing Element clearing the way for final adoption.

## **ALTERNATIVE**

There is no other alternative to adoption of the 2006 - 2014 Housing Element. Government Code section 65585 requires state certification and local adoption of the Hosuing Elment for each planning peroid. This Housing Element is for the 2006 – 2014 period. No adoption would mean the City would be prohibited from approving any new discretionary commercial or residential projects.

## **FISCAL IMPACT**

The is no direct fiscal impact to the General Fund at this time. This report is for Receive and File only.

## **RECOMMENDATION**

Receive and File

Robert Delgadillo  
Interim Director of Planning and Economic Development

Approved for Forwarding  
G. Harold Duffey  
City Manager

**#1.**





WILLOW WALK TOWNHOMES



RESIDENTIAL NEIGHBORHOOD

**HOUSING ELEMENT  
DRAFT COMPTON GENERAL PLAN 2030**

# #1.

## City of Compton General Plan Housing Element



Poster Art Courtesy of xxxxxx student of xx elementary School Compton California

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## 1. INTRODUCTION TO THE HOUSING ELEMENT

### ORGANIZATION OF THE ELEMENT

The Housing Element consists of the following sections:

- *Introduction to the Element* provides an overview of the Element's scope and content.
- *Housing Element Background Report* discusses a wide range of existing characteristics and conditions in the City of Compton that affect the demand, availability, affordability, and development of housing. This section also identifies the progress Compton made in achieving its quantified housing goals and identifies whether previous goals and policies will carry forward into the next Housing Element.
- *Housing Plan* identifies the City policies related to housing issues along with those programs that will be effective in implementing the policies.

### AUTHORITY OF THE ELEMENT

The Housing Element establishes City policy as it applies to housing and is applicable to the 2006-2014 planning period as established by the State legislature. As indicated in the Introduction to the General Plan, the Housing Element is one of the seven State-mandated elements. The Housing Element outlines strategies and programs that focus on the following:

- Rehabilitation of substandard housing units
- Conservation of the existing housing stock
- Identification of new housing opportunities
- Maintenance of affordable housing units

The State Legislature recognizes the role of local general plans, and particularly the Housing Element, in implementing statewide housing goals to provide decent and sound housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The major concerns of the Legislature regarding housing elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals.
- Preparation and implementation of the City's Housing Element which coordinates with State and Federal efforts in achieving State housing goals.
- Participation by local jurisdictions in efforts required to attain State housing goals.
- Cooperation between local governments to address regional housing needs.

These concerns can be summed up with the idea of "regional fair share." Every city and county in the State of California has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For the City of Compton, the regional housing need is determined by the Southern California Association of Governments (SCAG), and is based upon an overall regional housing need goal established by the State.

The Housing Element must identify strategies, programs, and potential development sites that will enable Compton to meet its assigned Regional Housing Needs Assessment (RHNA) requirements. For the 2006-2014 planning period, the City's RHNA requirement includes the following:

# #1.

## City of Compton General Plan Housing Element

- *Extremely Low Income* - 8 units
- *Very Low Income* - 8 units
- *Low Income* - 10 units
- *Moderate Income*<sup>1</sup> - 13 units
- *Above Moderate Income* – 30 units

The City of Compton has a RHNA goal of 69 units during the current planning period. A substantial amount of new housing has been constructed, entitled, or is in the planning process. Approximately 446 units have been constructed or approved. This includes the newly developed Season's At Compton, a 84-unit low-income Senior Housing Development for physically disabled seniors. The City provided gap financing assistance to META Housing Development Corporation to ensure feasibility of the development. Construction was completed on the development in 2011. Willow Walk Townhouse Phase I was completed in 2008 and phase II was completed in 2011. It consists of 128 units, 33 units were marketed to first time homebuyers, 12 qualifying as low income households and 21 as moderate income households and the remaining 95 were sold at market-rate.

### Housing Definitions: Income Limits

**Median Household Income:** The middle point at which half of the City's households earn more and half earn less.

Income limits as defined by California Housing Element law are:

**Very Low Income Households:** Households earning less than 50% of the median household income

**Low Income Households:** Households earning 50-80% of the median household income

**Lower Income Households:** Households earning less than 80% of the median income for a family of four.

**Moderate Income Households:** Households earning 80-120% of the median income

**Above Moderate Income Households:** Households earning over 120% of the median household income

The most recent HCD income limits can be accessed online at <http://www.hcd.ca.gov>.

## RELATIONSHIP OF THE ELEMENT TO THE GENERAL PLAN

The Compton General Plan serves as the blueprint for planning and development in the City and indicates the community's vision for the future. This long-range planning document describes goals, policies, and programs to guide decision-making. Once the general plan is adopted, all development-related decisions in the City must be consistent with the Plan. State law also requires a community's General Plan to be internally consistent. This means that the Housing Element, although updated more frequently, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

The Housing Element is most directly related to the Land Use Element since it is the latter element that designates the location and extent of residential neighborhoods throughout the City. This is reflected in *Land Use Goal 5: The City of Compton will work to rehabilitate and conserve the existing neighborhoods in the City while evaluating opportunities for new residential development.*

The Compton General Plan Guiding Principles related to housing are excerpted below.

- *Provide high quality, accessible housing which gives people choices.*

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<sup>1</sup> This target was increased to 13 to balance the total RHNA requirement of 69.



- *Maintain Compton's affordability and continue to provide assistance for first-time home buyers.*
- *Preserve and enhance Compton's unique urban agricultural district.*

## BACKGROUND REPORT

The Housing Element Background Report discusses a wide range of existing characteristics and conditions in the City of Compton that affect the demand, availability, affordability, and development of housing. The background information included in this section serves as the foundation for the development of housing goals and policies.

The development patterns in the City have been established through the long-term implementation of the City's General Plan and Zoning regulations. Commercial land uses generally extend along the major arterial roadways in the City with residential neighborhoods located in the interior areas behind the commercial frontages. Residential development is the predominant land use and is scattered throughout the City. The land area located within the City's corporate boundaries is 6,511 acres (10.2 square miles).<sup>2</sup> Of this total area, residential development accounts for 2,689 acres or more than 44% of Compton's total land area. Compton has just the right amount of residential mix to ensure that the City's tax base is diverse. Residential land uses in Compton generally consist of the following types of development. The location and extent of existing residential development in Compton is illustrated in Exhibit 3-1.

- *Single Family Residential.* Land uses and development included in this category are characterized by single-family homes. The majority of the parcels found within the City remain developed as single-family residential development. Typically 4 to 8 dwelling units per acre.
- *Low Density Multifamily Residential* includes duplexes and smaller multifamily residences. Lower density multifamily residential land uses are generally found within the central portion of Compton with parcels that were originally developed with small bungalows or that were previously developed as single-family and have been redeveloped with small multifamily buildings. Typically 8.1 to 17 dwelling units per acre.
- *Medium Density Multifamily Residential* is characterized by higher density residential development that includes town-homes, condominiums, and apartments. These uses are generally found along key arterials as well as the central portion of the City. Typically 17.1 to 34 dwelling units per acre.

## BIRTHING A NEW COMPTON

The City of Compton's motto is "Birthing a New Compton". The City's vision for Housing is to utilize Smart Growth principles to provide affordable housing for all income groups within pedestrian-friendly neighborhoods with services within walking or transit distance.

## POPULATION CHARACTERISTICS

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race and ethnicity, and employment characteristics combine to influence the type of housing needed and the ability to afford housing. This section details the various population characteristics affecting housing needs.

### Population Growth

According to the State of California Department of Finance (DOF) estimates, Compton's population as of January 2009 was 99,431, a change of 5,938 persons or 6.3% over the population in the 2000 Census. Table 1 documents the City's population and housing unit growth over the past three decades.

<sup>2</sup> University of Southern California. Center for Economic Development. Land Use Survey Data collected in May 2008.

# #1.

Population growth has increased in the last nine years but housing growth has not kept 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 4.39 persons per housing unit in 2009 (compared to 3.1 for Los Angeles County). Table 2 illustrates that although the largest cluster of residents is between the ages of 18 – 65 years old has increased to 58 percent in 2007, the median age for the City is a younger average at 26 years old.

### Family

A family consists of all persons related by blood or marriage who live as a household unit and occupy a single housing unit.

### Housing Unit

A housing Unit is a house, an apartment, a trailer home, or a group of rooms.

### Separate Living Quarters

Separate living quarters are those in which the occupants live and eat separately from other persons in a building and which has direct access from the outside of a building or through a common hall.

### Household

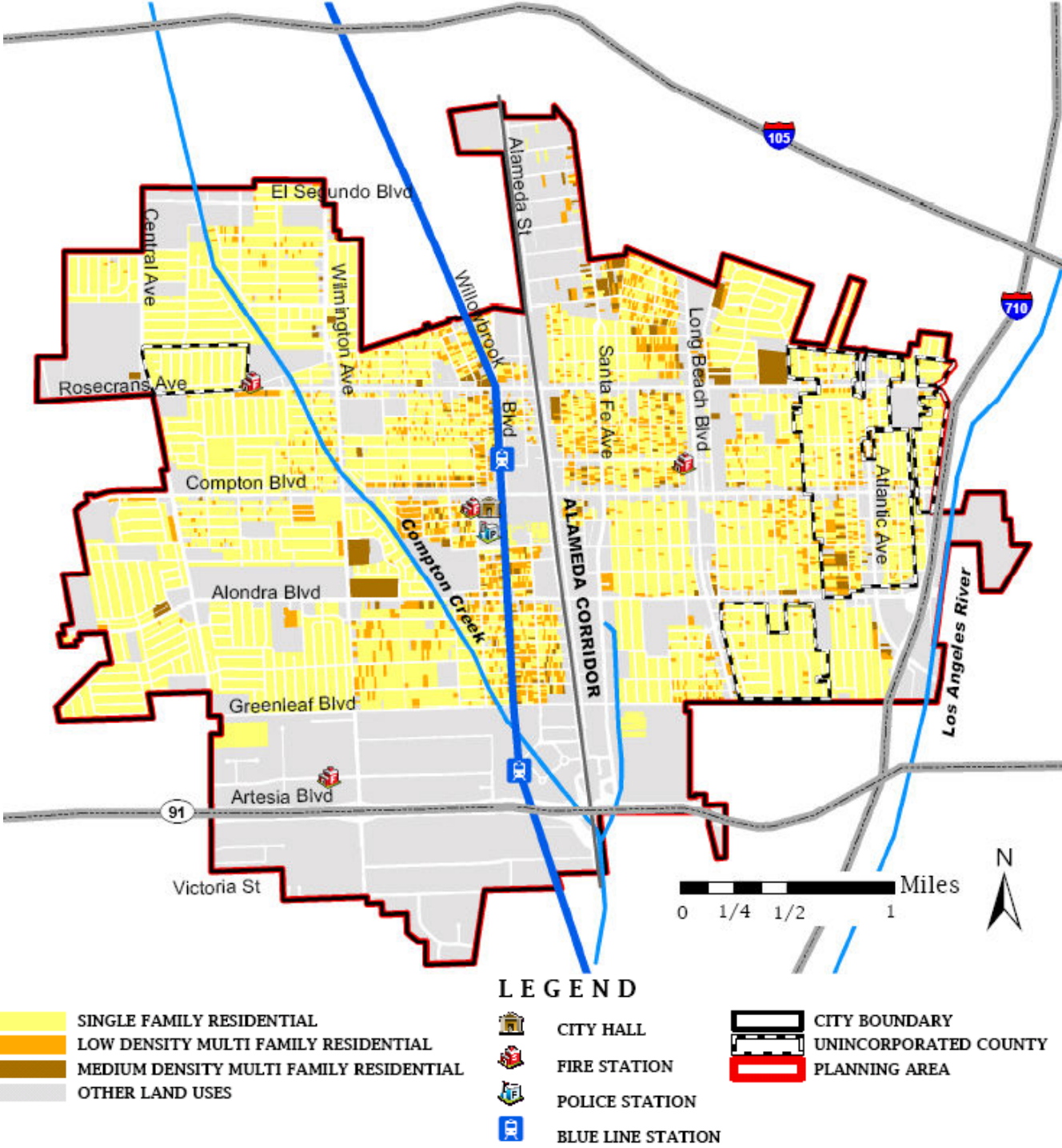
A household includes all persons who occupy a housing unit as their place of legal residence.

**Table 1**  
**Population and Housing Unit Growth in Compton 1980 – 2009**

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%
2009	99,431	6.3%	24,177	1.7%

Source: U.S. Census Bureau, 1980, 1990 and 2000 Census and California Department of Finance 2009

**EXHIBIT 1**  
**Existing Residential Land Uses**



## 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's population profile is younger than the average in Los Angeles County. The median age in Compton is 25.9 year which is older than it was in 2000, but is still younger than the median age of Los Angeles County at 32 years. The age profile of the City is summarized in Table 2. The 2000 Census profile is compared with more recent estimates drawn from the Census Bureau's American Community Survey (ACS).

The under 5 population has decreased slightly as a percent of the total since 2000. However, the decrease in the 5 to < 18 population is more dramatic. This suggests that the increase in household size is not due to an increase in family size, but due to the number of unrelated people living in the same household.

Table 2 Population by Age in Compton				
Variable	2000		2007	
	No.	Percent	No.	Percent
Total Population	93,493	--	97,299	--
Under 5 years	9,736	10.4%	9,603	9.9%
5 to <18 years	29,404	31.5%	25,165	25.9%
18 to <65 years	47,916	51.3%	55,944	57.5%
65 years and >	6,437	6.9%	6,587	6.8%
Median Age	25.0	--	25.9	--
Sources: U.S. Census Bureau, 2000 Census and 2007 American Community Survey				

## 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 U.S. Census collects information on the race and ethnicity of the U.S. population. There are five racial categories identified by the U.S. Census, White, Black or African American, Asian, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander. There is one ethnic category, Hispanic or Latino which is defined by the U.S. Census 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 for the year 2000 and the 3-year estimate for 2006-2008. The number and percent of Latinos has increased in the past 7 years while the number and percent 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 to defining housing needs in Compton because typically, for a variety of reasons, Latinos often have larger household size and more recent Latino immigrants tend to have lower incomes than those residents who have resided in the United States for a longer period of time.

Table 3 Population by Race and Ethnicity in Compton				
Race/Ethnicity	2000		2006-2008	
	No.	%	No.	%
Latino, any Race	53,143	56.8%	63,179	64.9%
Non-Latino:				
African American	37,263	39.9%	30,947	31.8%
White	954	1.0%	566	0.6%
Pacific Islander	953	1.0%	522	0.5%
2+ races	721	0.8%	1,746	1.8%
Asian	189	.2%	136	0.1%
Am. Indian	170	0.2%	57	0.1%
Other	100	0.1%	147	0.2%
Sources: U.S. Census Bureau, 2000 Census and 2006-2008 American Community Survey 3-year Estimates				

Table 4: Population by Occupation in Compton		
Occupation	Total Persons	Percent of Total
Office/Admin Support	4,849	15.9%
Transportation/Moving	4,542	14.9%
Production	4,216	13.9%
Sales/Related	2,419	8.0%
Building Grounds Maint	1,988	6.5%
Construction/Extraction	1,967	6.5%
Personal Care/Svc	1,507	5.0%
Food Prep/Serving	1,385	4.6%
Maintenance Repair	1,111	3.7%
Edu/Training/Library	1,024	3.4%
Management	1,020	3.4%
Protective Svcs	897	3.0%
Healthcare Support	809	2.7%
Health Practitioner/Tec	740	2.4%
Community/Soc Svcs	583	1.9%
Business/Financial Ops	566	1.9%
Arts/Entertain/Sports	271	0.9%
Computer/Mathematical	155	0.5%
Architect/Engineer	134	0.4%
Farm/Fish/Forestry	100	0.3%
Legal	86	0.3%
Life/Phys/Soc Science	60	0.2%
Total	30,429	100%
Source: Claritas 2010 estimates		

## PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a citizen participation process and the process must be documented. The City has conducted extensive public outreach to involve residents and citizen groups in the preparation of the Housing Element. In total more than twenty-five (25) meetings were conducted to ascertain Compton's housing needs. The public outreach spans some six (6) years from 2007 – 2011. In total more than 2,000 Compton stakeholders have provided feedback and comments and throughout the years, the information has been collected, reviewed and incorporated to help shape the policies and objectives of the Housing Element and remaining elements of the General Plan.

Initially, community outreach was conducted in partnership with the Southern California Association of Governments through their Compass Blueprint 2% Strategy. The first of a series of meetings took place in 2007 and continue through 2009. At the heart of the 2% Strategy are the Opportunity Areas. These are key parts of the region for targeting growth, where projects, plans and policies consistent with the Compass Blueprint principles will best serve the mobility, livability, prosperity and sustainability goals of the region's Growth Vision. Compton represents an Opportunity Area because it contains two stations of the Metro Blue Line light rail. This outreach activity culminated with the preparation of a vision document that included broad goals and preferred land development patterns expressed by the community to guide the General Plan update. The resulting guiding principles represent a "checklist" of community values to be used to guide public decision-making. They represent the collective values and ideals of a diverse mix of people representing residents from renters to homeowners, business owners, and nonprofits.

The City gathered community feedback on housing needs from community meetings held during the Consolidated Plan (CP) process and during community meetings from the Analysis of Impediments to Fair Housing (AI). During the CP process, the City conducted four (4) community meetings, one in each district, to determine the adequacy and supply of housing in March 2010. The time period for the CP is five years (2010 – 2014). Participants generally included community leaders, block clubs, elected officials, students and business owners. All participants were issued a questionnaire regarding housing needs and other related services. Surveys were collected and the data was compiled and reported in the final CP which was approved by City Council in May 2010. Within the CP, the City outlined several goals and recommendations to achieve housing goals. In addition to surveys, participants reviewed a PowerPoint presentation that outlined specific housing goals and participated in a facilitated discussion led by the City of Compton Planning and Economic Development Department. The housing priorities identified at these meetings were:

- Preservation of existing housing
- Provision of new single-family housing
- Elimination of blight in residential neighborhoods
- Increased opportunity for home ownership
- Preservation and enforcement of equal housing opportunity
- Preservation of low-income housing
- Energy conservation

Similarly, for the preparation of the AI, housing professionals and City staff led a discussion with participants to identify impediments and barriers to Fair Housing, to share instances of discrimination and to make recommendations to change public policies that limit housing choices for people of various incomes. Supplemental interviews were conducted with various community and industry representatives to obtain information from those unable to attend the sessions. A summary of the AI factors and remedial solutions were included in the final document and have been appropriated added to the Housing Element in the pages to follow.

Above and beyond community meetings for the CP and the AI, the City held five (5) community meetings in February 2011 to collect input from residents; one in each City Council District. A fifth meeting was held at City Hall during City Council meeting to obtain input and share results with the public of specific housing goals. Outreach included distributing flyers to each residence, posting the dates of the meetings on the City's website, making announcements on the local cable channel and at City Council meetings, and making flyers available at all public buildings. Spanish speaking interpreters were present at the community meetings to translate to non-English speaking residents and business owners. In addition, surveys were sent to nonprofits funded with City funds and their beneficiaries. The purpose of these efforts was to identify the priority needs of the City. Additionally, the City of Compton conducted a significant public outreach to various segments of the community to obtain comments, and suggestions on the proposed General Plan and Housing Element. These outreach efforts consisted of the following actions:

- The City posting the EIR Notice of Preparation (NOP) for the required 45 day public review period at City Hall and on the City web site Home Page in April 2011.

- The City placed several 24 by 36 inch color posters at various locations throughout the City and at City Hall beginning in March of 2011 for several months prior to the adoption of public hearings to solicit input on the Housing Element.
- The City made available hard copy draft General Plan document, including the Housing Element, to the public. Copies were provided in English and Spanish and were available for review at the Planning and Economic Development counter on April 2011.
- The City posted the proposed General Plan on the City's website in English and Spanish April 2011.
- The City provided an email address specifically set up to received additional feedback and comments regarding the draft General Plan in April 2011.
- The City distributed over 100 draft General Plan CDs to various stakeholder in March 2011.

Based upon feedback and data from the previous community meetings, City staff synthesized and incorporated community feedback into the draft Housing Element with corresponding implementation recommendations. To ensure a cross section of stakeholders, the City identified stakeholders underrepresented at previous community meetings. These included the senior population, Spanish speaking residents, children and young adults and the business community. The City endeavored to create specific community meetings all aimed at soliciting feedback from these specific stakeholders. The City conducted two community meetings exclusively for the seniors of Compton at the City's senior center on March 8 and April 14, 2011 respectively. One of the two meetings was requested by the Commission on Aging. Approximately 40 seniors attended the meetings.

Similarly, on March 24, 2011, the City conducted a presentation for the student body government officers of the local high schools, Compton, Dominguez, Centennial and César Chavez high schools. Students met at City Hall to discuss Compton's future on the proposed General Plan 2030 and Housing Element. Students worked in teams by reviewing proposed housing recommendations or offered additional recommendations for housing objectives. One student from each high school reported out by summarizing modified or new recommendations. City staff incorporated recommendations into the Housing Element and other recommendations into specific elements of the General Plan. This meeting was attended by approximately 25 student leaders and represented the first time that all high school leaders met in more than 20 years.

Quote from Community Member

Provide affordable housing through the city, i.e. develop more housing in areas of the city with extreme blight (large wasted lots)

Compton Resident  
District 2

The City also engaged the elementary and middle schools to participate in Compton's 2030 vision by creating posters and by submitting essay Vision 2030 essays. For elementary students, participants were encouraged to illustrate what Compton should look like by 2030. Students prepared their artwork using paint, pencils and print cutouts. Middle school students provide a two-page essay identifying how the City should evolve over the next 20 years. Both elementary and middle school students' contributions will be incorporated into the final General Plan document.

Additional community meetings were also held for Compton's Spanish speaking community. According to the 2000 census, approximately 60 percent of Compton residents were Latino and a large number of them do not speak English as a second language. The first meeting was held during Planning Commission on March 9, 2011. A Spanish speaking interpreter was present at the Planning Commission meeting and translated the entire General Plan discussion in Spanish. The Planning Commission meetings are routinely shown on the City Cable station Channel 36 and it allowed Spanish speaking residents an opportunity to learn about the draft Housing Element and General Plan if they were not in attendance at the first community meeting. For the second meeting, City officials sent flyers to Spanish all Spanish speaking church congregations and placed an ad in the local Spanish newspaper. The second community meeting took place in August 2011 at Victory Outreach, one of Compton's most active church congregations. City staff and Spanish speaking interpreters were on-hand to facilitate the meeting. Draft documents in English and Spanish were available for review by the public. Both English and Spanish version will remain on the website. Additional draft documents written in Spanish were distributed to Victory Outreach and Our Lady of Victory for parishioner not in attendance at the second community meeting.

A final community meeting was held for the business community. There are hundreds of businesses located on arterial roadways throughout Compton. The City conducted outreach to the entire Compton business community. A community meeting was held in September 2011 at Compton Careerlink Center. More than 100 business and property owners attended the meeting, making it the largest community meeting to date. While many business owners had concerns about proposed land use changes, many provided comments regarding housing related issues. Among the most prevalent comments were to provide funding to encourage mixed use development along the major transit corridors in Compton and to provide financial assistance to qualified residents to maintain residential and commercial properties. City staff presented a presentation to the business community and focused a great deal of time on the Housing Elements. After the presentation, staff was on hand to meet with individual business owners to discuss specific business needs and housing objectives. A collective summary of recommendations from all targeted stakeholders are listed below:

- Creation of more affordable housing
- Development of a reuse plan for existing vacant commercial properties for residential and commercial use
- Better code compliance to bring older residences into compliance with building and zoning codes
- Purchase homes that are abandoned and sell them to investors private or public to be renovated and sold at an affordable price to low income individuals.
- Limited development opportunities for high density apartments
- Provide more affordable housing in the city, i.e. develop more housing in areas of the city with extreme blight (large wasted lots).
- Restricting the development of more low income housing
- Perception that the supply of affordable housing is inadequate and the cost to purchase homes or to rent housing continues to soar beyond the range affordable to many local area residents.
- Poverty is on the rise severely impacting housing choices for the lowest income households.
- Concerns were voiced for the City to place a greater emphasis on financial assistance to acquire housing suitable to meet the needs of the citizens.

In addition to ascertaining input regarding housing related issues, the City's public outreach efforts a variety of other issues including the following:

- Better Code Compliance to bring older residences into compliance with building and zoning codes.
- Development of a reuse plan for existing vacant commercial buildings.
- Better maintenance /repair of City streets and sidewalks
- The development more parks in the City.
- Increased law enforcement activities to make the City safer.
- Creation of more recreational buildings and youth activities.
- Improvement of the coverage of local bus service
- The need for a Senior Citizen's Complex for Rehabilitation – Convalescent Hospital.



- Inclusion of the youth in the 2030 General Plan process.

All these concerns raised were discussed at the meetings and will be further addressed through implementation of each of the Housing Element and other related elements. Moreover the future adoption of the proposed zoning consistency ordinance will further address the concerns of the residents through regulation and design guidelines.

## Employment

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 39% of the residents, white collar occupations by another 39% and the remaining 22% hold service and farm occupations. The three top occupations are held by 45% of Compton residents. The top three occupations are Office/Administrative Support, Transportation/Moving, and Production. Occupations held by Compton residents are shown in [Table 4](#).

The 2009 annual average unemployment rate for the City was 19.6% compared to 11.6% for the County and 9.3% for the nation<sup>34</sup>. The City's 2009 labor force is estimated to be 37,100 persons with 29,800 persons employed and 7,300 persons actively seeking work.

## 2. HOUSING PLAN

### INTRODUCTION TO THE HOUSING PLAN

The Housing Plan identifies the City's goals for 2008 through 2014 related to existing and future housing and sets the policies and programs for achieving them. The Plan consists of the following components:

- *Housing Element Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element
- *Regional Housing Needs Assessment* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need
- *Housing Element Programs* indicates 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
- *Adequate Sites Inventory* indicates those specific sites that are available to accommodate the City's RHNA allocation
- *Fair Housing Analysis* ensures that the availability of housing is obtainable to all residents regardless of race, ethnicity, income or age.

<sup>3</sup> United States Department of Labor, Bureau of Labor Statistics, Economic News Release, Regional and State Unemployment, 2009 Annual Average Summary

<sup>4</sup> State of California Employment Development Department. *Monthly Labor Force Data for Cities and Census Designated Places (CDP)*. March 10, 2010.

## HOUSING GOALS AND POLICIES

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

### Housing Issue – Housing Conservation

The goal of housing preservation is to protect the existing investment in housing and to avoid physical decline that will require larger rehabilitation efforts in the future to restore quality and value. Also, sound housing reduces potential hazards such as electrical fires, poor sanitary conditions, and exposure to asbestos. In Compton, the existing single-family housing stock represents a significant resource which would be impossible to replace due to existing construction costs. Rehabilitation of these units, as well as completion of infrastructure improvements, will help arrest the physical decline of entire neighborhoods and encourage current residents to remain in the communities in which they have invested. The following goal and supporting policies underscore the City's resolve to upgrade and preserve existing units to create safe, affordable housing opportunities, especially for prospective new owner-occupants.

### **Housing Goal 1. Develop a program to insure that the City's older housing stock is maintained in compliance with the Zoning and Building and Safety Codes.**

*Housing Policy 1.1.* The City of Compton will use the City's code enforcement program to bring all substandard housing units and mobile homes into compliance with City codes and to improve overall housing conditions in Compton.

*Housing Policy 1.2.* The City of Compton will enforce health and safety and building code regulations applicable to mobile home parks.

*Housing Policy 1.3.* The City of Compton will strengthen existing rehabilitation programs which provide financial and technical assistance and incentives to property owners and tenants to correct housing deficiencies.

*Housing Policy 1.4.* The City of Compton will provide assistance to allow the private sector to replace severely deteriorated units with sound, quality, affordable housing which meets the needs of residents.

*Housing Policy 1.5.* The City of Compton will work with federal housing authorities to facilitate resale and re-occupancy of FHA foreclosed units, and investigate ways in which vacant units may be occupied until resale occurs.

### **Housing Goal 2. Work with the private sector in providing a variety of housing types and an adequate supply of housing to meet the existing and future needs of City residents.**

*Housing Policy 2.1.* The City of Compton will increase its efforts with private housing developers of housing to increase the availability of market rate housing for both homeowners and renters.

*Housing Policy 2.2.* The City of Compton will implement land use policies which allow for a range of residential densities for single-family homes, town homes, and apartments and condominiums.

*Housing Policy 2.3.* The City of Compton will encourage private sector production of for-sale and rental housing for special needs groups – lower income households, the elderly, disabled persons, large families, female and male -headed households, and the homeless.

*Housing Policy 2.4.* The City of Compton will promote the development of senior and low and moderate income housing by providing density bonuses and other incentives described in Section 65915 of the California Government Code.

*Housing Policy 2.5.* The City of Compton will assist residential developers in identifying land suitable for new housing development.

*Housing Policy 2.6.* The City of Compton will continue to expand Housing Choice Voucher opportunities by encouraging participation by owners of units located outside areas of poverty or minority concentration and informing Housing Choice Voucher Program participants of all available rental areas, both inside and outside the Housing Authority's jurisdiction.

*Housing Policy 2.7.* The City of Compton will encourage development of residential units accessible to disabled persons or adaptable for conversion to residential use by disabled persons.

*Housing Policy 2.8.* The City of Compton will when possible locate higher density residential development in close proximity to public transportation, municipal services, and recreation.

*Housing Policy 2.9.* The City of Compton will work with local social service providers meeting the needs of the City's homeless population, giving attention to homeless men.

**Housing Goal 3. Eliminate conflicts between residential and nonresidential uses.**

*Housing Policy 3.1.* The City of Compton will relocate non-conforming residential uses from abutting or adjacent incompatible industrial land uses. -

*Housing Policy 3.2.* The City of Compton will require new residential projects adjacent to commercially and industrially zoned properties to incorporate adequate buffers into site plan design.

*Housing Policy 3.3.* The City of Compton will perform thorough environmental review of all industrial development proposals planned near residentially zoned land.

*Housing Policy 3.4.* The City of Compton will assist business owners adjacent to residential neighborhoods to convert existing buildings into more "green-friendly" buildings.

**Housing Goal 4. Increase opportunities for home ownership.**

*Housing Policy 4.1.* The City of Compton will explore strategies to allow the private sector to rehabilitate FHA foreclosed units with the intent of reselling the units to first-time homebuyers and moderate income owner-occupants.

*Housing Policy 4.2.* The City of Compton will provide favorable house purchasing options to moderate income households, such as interest rate write-downs, down payment assistance, and mortgage revenue bond financing.

*Housing Policy 4.3.* The City of Compton will increase financial literacy for residents to help them qualify to purchase a home.

*Housing Policy 4.4.* The City of Compton will encourage alternative homeownership options, such as shared equity and limited equity cooperatives.

*Housing Policy 4.5.* The City of Compton will assist owners in converting rental properties into homeownership opportunities for renters.

### **Housing Goal 5. Promote equal opportunity for all residents to reside in the housing of their choice.**

*Housing Policy 5.1.* The City of Compton will enact all recommendations in the Fair Housing Analysis of Impediments Study to combat barriers to achieve housing opportunities in the city.

*Housing Policy 5.2:* The City of Compton will cooperate with the Fair Housing Congress of Southern California through the Fair Housing Foundation to enforce fair housing laws.

*Housing Policy 5.3.* The City of Compton will work to link the deposit of City funds in local banks and financial institutions to those businesses' fair lending practices in Compton.

*Housing Policy 5.4.* The City of Compton will support programs that provide emergency funds to affordable housing homeowners and recipients of federally funded programs to keep them housed.

### **Housing Goal 6. Preserve government-assisted low income housing for use as affordable housing for lower income City residents.**

*Housing Policy 6.1.* The City of Compton will preserve restricted low-income housing in the City so that there may be a pool of units for low income and special needs residents.

*Housing Policy 6.2.* The City of Compton will assist current tenants of subsidized rent restricted buildings that are being converted to normal market rate units to explore ownership and management options and provide relocation assistance if necessary.

### **Housing Goal 7. Reduce overall housing costs through programs to reduce energy costs.**

*Housing Policy 7.1:* The City of Compton will require new residential construction to comply with State and local building code insulation and energy conservation standards.

*Housing Policy 7.2:* The City of Compton will identify opportunities to improve energy conservation in older, existing housing units through the residential re-sale inspection program.

*Housing Policy 7.3:* The City of Compton will inform City residents of the benefits of energy conservation.

*Housing Policy 7.4:* The City of Compton will encourage use of alternative energy sources including active and passive solar features, and fuel cells in new residential construction.

reduced and thereby provide additional income to residents.

### 3. HOUSING NEEDS ASSESSMENT

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. Presently the City of Compton Zoning Code does not provide a definition of family. The new proposed Zoning Code will include many new definitions including Family. Until the Zoning Code adopts a definition of “Family”, the City will use Census Bureau definition of Household.

#### Household Composition

Compton is a family-oriented community with a much higher percentage of family households in 2000 than Los Angeles County as shown in Table 5. Families are defined as people residing in the same house related through blood or marriage. The higher concentration of families is consistent with the higher household size seen in Compton and suggests a need for larger homes.

Table 5 Household Type: Compton and Los Angeles County, 2000				
Households	Compton		Los Angeles Co.	
	No.	%	No.	%
Families	18,613	83.4%	2,136,977	68.2%
Non-Families	3,714	16.6%	996,797	31.8%
Total	22,327	100%	3,133,774	100%
Source: U.S. Census Bureau, 2000				

#### Household Size

Household size is an important indicator of housing need since it may suggest an increase in the number of large families, but it may also point to a general rise in overcrowding. For example, a city’s average household size over time if there is a trend toward larger families. In communities where the population is aging, the average household size may decline.

Compton’s average household size increased from 3.78 persons per housing unit in 1980 to 4.39 persons per housing unit in 2009 (compared to 3.1 for Los Angeles County). There is a substantial difference in the average household size for the City and the County. According to the 2006-2008 American Community Survey 3-Year Estimates, the average household size for owner-occupied units was 4.29 persons per household compared to 4.16 persons per household for the renter occupied units, a minor difference.

#### Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy. However, cultural factors may also play a role in

overcrowding. The Census defines overcrowded households as households with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

The incidence of overcrowding in Compton is significant and has worsened since 1990 as shown in Table 6. When a household has greater than 1.51 persons per room, it is considered severely overcrowded. Table 7 identifies the frequency of overcrowded housing units by tenure and degree based on data from the 2006-2008 American Community Survey 3-year estimates. Overcrowding is more prevalent in rental than in ownership housing, particularly for the severely overcrowded units.

<b>Table 6 Overcrowding Trend in Compton</b>				
<b>Occupied Units</b>	<b>Overcrowded Units - 1990</b>		<b>Overcrowded Units - 2000</b>	
	<b>No</b>	<b>Percent</b>	<b>No</b>	<b>Percent</b>
Overcrowded	7,872	35.3 %	8,670	38.9 %
Total	22,323	100 %	22,303	100 %

Source: U.S. Census Bureau, 1990 and 2000

<b>Table 7 Overcrowded Units By Tenure in Compton</b>		
<b>Category</b>	<b>Owner-Occupied</b>	<b>Rental</b>
Overcrowded Units (1.01-1.50 persons/room)	13.8%	19.1%
Severely Overcrowded Units (1.51 > persons/room)	5.1%	14.2%
Total Overcrowded Units	2,490	3,205

Source: U.S. Census Bureau, 2006-2008 American Community Survey 3-Year Estimates

## Household Income

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 2000 Census, the overall median household income for the City of Compton was \$48,474 while the median family income was \$55,111. The median income for owner-occupied households was \$48,537 while the median income for renter households was \$28,640, Table 8. 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 8 Household Income (2000 Census)	
Median household income	\$48,474
Median family income	\$55,111.
Median income for owner-occupied	\$48,537
Median income for renter	\$28,640

Table 9 indicates the income limits established by HUD for extremely low income households, very low income households, and low income households for the year 2000 and 2008 for various household sizes (one person households up to households containing eight persons).

Table 9 HUD Household Income Limits - In Dollars			
HH Size	Extremely Low	Very Low	Low
<b>2000 Census Data</b>			
1	10,950	18,250	29,200
2	12,500	20,850	33,350
3	14,050	23,450	37,500
4	15,650	26,050	41,700
5	16,900	28,150	45,000
6	18,150	30,200	48,350
7	19,400	32,300	51,700
8	20,650	34,400	55,000
<b>2008 (HUD MFI)</b>			
1	15,950	26,550	42,450
2	18,200	20,300	48,500
3	20,500	34,100	54,600
4	22,750	37,500	60,650

5	24,550	40,950	65,500
6	26,400	43,950	70,350
7	28,200	47,000	75,200
8	30,050	50,050	80,050
Source: U. S. Dept. of Housing and Urban Development			

As Table 10 indicates, Compton has a higher percentage of very low and low income households than Los Angeles County as a whole. This disparity has important implications for multiple housing issues, such as affordability, type, and tenure.

Table 10 Lower Income Households in Compton and Los Angeles County (2000)				
Income Group	Households			
	Compton		Los Angeles Co.	
	No.	%	No.	%
Very Low	8,299	37.2%	766,551	24.5%
Low	4,637	20.8%	487,235	15.6%
Total	12,936	58.0%	1,253,786	40.1%
Source: Calculations based on HUD & Urban Decisions Systems, HUD: CHAS				

TABLE 11 PERCENTAGE OF LOW-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING		
Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
3,757	3,757	54.8
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
5,086	5,086	63.9

TABLE 11 A OVERCROWDED HOUSEHOLDS						
Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent



1.00 or less					
1.01 to 1.50		13.8		19.1	8,670
1.51 or more		5.1		14.2	19.3
<b>TOTAL</b>					
<b>% Overcrowded by Tenure</b>					

### Housing Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities such as food, clothing, utilities, and health care. Upper income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of a home purchase, the owner has the option of downsizing into the rental market. Renters on the other hand, are limited to the rental market and are generally required to pay the rent established in that market.

Table 11 Lower Income Households Paying More Than 30% of Income for Shelter: City of Compton (2000)				
Income Group	Owner Occupied		Renter	
	No.	%	No.	%
Very Low	2,460	61.8%	4,432	74.3%
Low	1,297	45.1%	654	32.9%
Total	3,757	54.8%	5,086	63.9%

Source: SCAG Regional Housing Needs Assessment, November 2000

Housing affordability is a major problem for lower income households in Compton as demonstrated in Table 11. More than half of all lower income owner households and almost two-thirds of all lower income renter households pay more than 30 percent of their incomes for housing.

Housing affordability is particularly bad for very low income households, whose incomes are less than half of the county median. More than 60 percent of very low income owner households and almost 75 percent of very low income renter households pay more than 30 percent of their income for housing. The distribution of families living under the defined poverty thresholds are illustrated in Exhibit 3-2.

### Cost Burden for Housing

According to the 2006-2008 American Community Survey 3-Year Estimates, 7,443 owner-occupied households paid 30% or more of their monthly income for housing. This figure represents 56% of the total owner-occupied housing units in the City. Renter households paying 30% or more of their monthly income for housing totaled 5,581 households or 58% of the total renter households in the City.

Table 12 City of Compton Housing Affordability Standards (in dollars/month), 2008			
Unit Type	Very Low	Low	Moderate
<b>Owner-Occupied Units</b>			
1 Bedroom	\$521	\$730	\$1,338
2 Bedroom	\$586	\$821	\$1,505
3 Bedroom	\$651	\$912	\$1,672
4 Bedroom	\$703	\$984	\$1,805
5 Bedroom	\$756	\$1,058	\$1,939
<b>Renter-Occupied Units</b>			
1 Bedroom	\$521	\$626	\$1,147
2 Bedroom	\$586	\$704	\$1,290
3 Bedroom	\$651	\$782	\$1,433
4 Bedroom	\$703	\$844	\$1,547
5 Bedroom	\$756	\$907	\$1,662
Note: Updated annually			

Table 12 provides a breakdown of the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% of the County median adjusted for household size
- *Low* incomes refer to those household incomes that are between 51% and 80% of the County median adjusted for household size
- *Moderate* incomes refer to those households that are between 81% and 120% of the County median household income adjusted for household size

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes less than 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.00 per hour (as of January 1, 2008). The annual wage figure cited previously assumes full-time employment.

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdiction to prepare its Consolidated Plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions.

Table 12 A HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME					
Owner-Occupied Units: SF3- H97					
Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
10636	42	1427	2228	1117	5864
Renter-Occupied Units: SF3- H73					

9668	39	1809	1694	1029	5136
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Source: U.S. Census, 2010

*Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.*

The CHAS data concerning overpayment for housing in the City of Compton is summarized below in Table 13A. The data indicates the overpayment for extremely low income households ( $\leq 30\%$  of the County median), very low income households ( $>30\%$  to  $\leq 50\%$  of the County median), low income households ( $>50\%$  to  $\leq 80\%$  of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

**TABLE 13  
HOUSING PROBLEMS FOR ALL HOUSEHOLDS CHAS DATA BOOK (CENSUS 2010)**

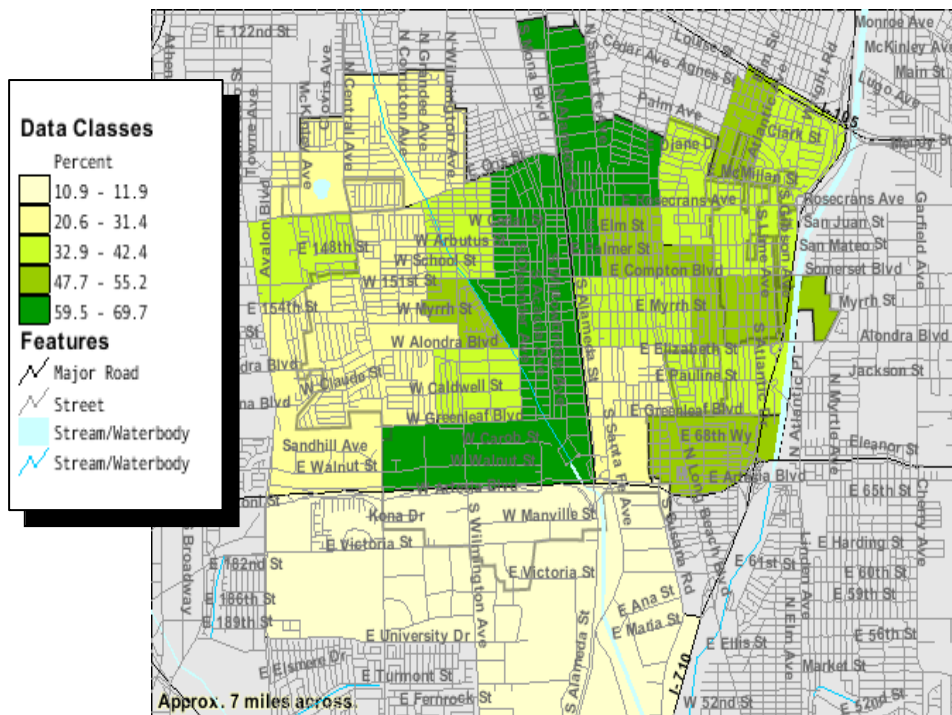
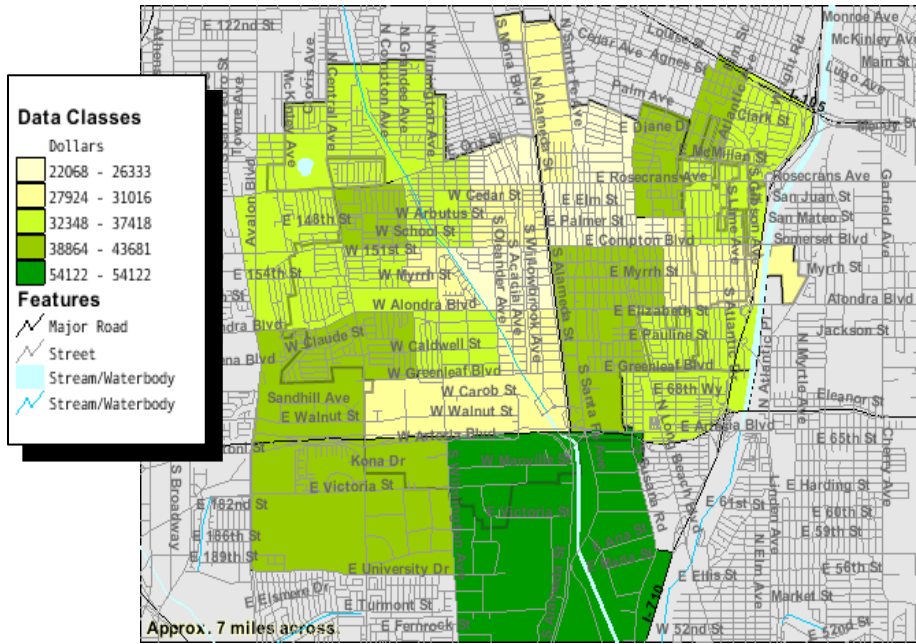
	Total Renters	Total Owners	Total Households
<b>Household Income <math>\leq 30\%</math> MFI/ELI</b>	2,354	1,294	4,648
% Cost Burden $>30\%$	78.4	81	79.2
% Cost Burden $>50\%$	64.3	71.9	66.4
<b>Household Income <math>&gt;30\%</math> to <math>\leq 50\%</math> MFI/VLI</b>	2,024	1,627	3,651
% Cost Burden $>30\%$	73.1	73.6	73.3
<b>Household Income <math>&gt;50\%</math> to <math>\leq 80\%</math> MFI</b>	2,150	2,487	4,637
% Cost Burden $>30\%$	27.6	58.8	44.3

Source: U.S. Census, 2010

### EXHIBIT 2 INCOME AND POVERTY IN COMPTON (2000)

SOURCE: U.S. CENSUS BUREAU

#### Median Household Income



**Table 13 A  
Overpayment For Housing in Compton**

Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
Extremely Low Income	373	1,164	407	3,354	629	312	104	1,294	4,648
% Cost Burden >30%	70.8	85	68.3	78.4	76.2	86.2	72.1	81	79.2
% Cost Burden >50%	49.3	70	62.4	64.3	62.8	81.7	72.1	71.9	66.4
Very Low Income	150	779	180	2,024	478	654	83	1,627	3,651
% Cost Burden >30%	83.3	67.9	69.4	73.1	55	84.7	75.9	73.6	73.3
% Cost Burden >50%	46.7	18.5	47.2	28.9	43.7	61	71.1	57.6	41.7
Low Income	93	1,049	193	2,150	583	990	140	2,487	4,637
Cost Burden >30%	41.9	19	62.2	27.6	41.7	63.1	78.6	58.8	44.3
Cost Burden >50%	0	5.2	5.2	3.7	19.6	19.2	39.3	22.3	13.7
All Others	84	809	335	2,103	869	2,695	575	7,263	9,366
% Cost Burden >30%	4.8	1.7	7.5	6.6	15.5	16.5	37.4	21.9	18.5
% Cost Burden >50%	0	0	0	0	4	0.7	6.1	2.4	1.9
Total Households	700	3,801	1,115	9,631	2,559	4,651	902	12,671	22,302
% Cost Burden >30%	61.7	45.5	49.1	50.3	43.8	40.7	51.3	41.8	45.5
% Cost Burden >50%	36.3	26.7	31.3	29.3	29.4	18.6	24.8	20.5	24.3

Source: CHAS Data Book 2000 (for Compton, California)

### Special Needs Groups

*Government Code section 65583(a)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households and families and persons in need of emergency shelter.*

Certain segments of the population may have more difficulties in finding decent, affordable housing due to their special needs. In Compton, these “special needs” groups include the elderly, disabled persons, large households, female-headed households, farm workers, and the homeless. Below is a table that illustrates the number of special interest population/groups targeted for assistance.

Table 14 identify a number of special needs groups who have situations often leading to less income to cover the cost of housing.

**Table 14**  
**Summary of Special Needs Groups: City of Compton (2000)**

<b>S</b>			
<b>Special Needs Group</b>	<b>Persons</b>	<b>Households</b>	<b>Percent</b>
<b>Large Households</b>		8452	37
<b>Seniors</b>	6562*		7%
<b>With a Disability</b>	3434		51
<b>Senior Households</b>		3259	22.4%
<b>Persons with a Disability</b>	13,539		26
<b>Persons with AIDS</b>	476*		
<b>Single Parents</b>	4708		
<b>Mothers with Children</b>		3672	16.4%
<b>Fathers with Children</b>		1036	4.6%
<b>Farm Workers</b>	100*		.4%
<b>Homeless Persons</b>	15,879*	N/A	15

## Large Households

Large households are consist of 5 or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large homes is especially\* evident among rental units where the number of units over three bedrooms is extremely small. Large households often live in overcrowded conditions due to both the lack of large enough units and insufficient income to afford available units of adequate size.

The City of Compton as a general rule has a larger than average household and family size than is typical of Los Angeles County as a whole. The average household size in Compton is 4.16 and the average family size is 4.45 persons. Although these numbers do not reach the established threshold of 5 persons per household, the data shows that Compton residents have a need for larger than average homes. According to the most recent 2000 Census figures, there were 8452 households that contained five or more persons per household. This figure translated into 37.percent of the total households in the City in 2000.

## Senior Households

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older.

The total senior population in Compton is 6,562 which accounts for 7 percent of the total population. Seniors head about 15% of all households (22,368) in Compton. The elderly have a number of special needs including housing, transportation, health care and other services. Rising rents are a particular concern to seniors who live on fixed incomes. Nine hundred seniors or 14% fall below the poverty line. Additionally, 1,027 seniors serve as the primary caregiver to grandchildren under 18 years of age.

The CHAS databook documents that of the 3,259 senior households 1,630 or 50% of the senior households have incomes less than or equal to the median family income for Los Angeles County. This indicates a need for assistance for seniors in securing safe decent housing in Compton.

Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses.

For those seniors that live on their own many have physical limitations both of which may inhibit their ability to maintain their homes or perform minor repairs. Moreover they may require the installation of grab bars, ramps, kitchen modifications or other physical modifications to the interior of the unit to render the unit more suitable for an elderly resident.

Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes.

### **Single Parent Headed Households**

Single parent households frequently have special needs for such services as childcare. Single parent households also typically have lower incomes which limits housing options and childcare opportunities. The Census reports that there are 4,708 single parent households in Compton. The majority of these households are female headed with 3,672 and 1036 households headed by males. The number of both female and male headed households bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households.

The City offers assistance to single parents in need of financial assistance with housing costs through the Housing Choice Voucher Program discussed on Page 47 which provided monthly rental assistance to private landlords.

### **Persons with Disabilities**

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental or emotional disabilities. Disabled persons have special needs because of their fixed income, shortage of affordable and accessible housing and higher costs associated with their disability.

According to the 2000 census an estimated 13,539 persons or 26 percent of the population have one disability. Approximately, 77 individuals have self care limitations and require daily assistance in living. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with help of other family members. To maintain an independent living environment, disabled persons can require one or several forms of assistance. This assistance can be special housing design features.

Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in sufficient numbers in typical rental projects. The lack of such housing is even more pronounced when it comes to market-rate rental units. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes.

The City does not require special building codes or onerous project review to construct, improve or convert housing for persons with disabilities. Additional discussion on persons with disabilities is provided on Page 37 of this document.

### **Analysis of Persons with Developmental Disabilities**

The total number of persons identified in the 2010 Census (American Community Survey) as having a disability was 12,629. The disability status of Compton residents are summarized below in Table 14A. Not

surprisingly, the great majority of those persons with a disability are seniors. With an aging population, this number is likely to increase in the coming years.

Table 14A Disability Status of Compton Residents			
	5-17 years	18-64 years	65 years plus
Total Population	21,145	58,659	7,478
Population with Disability	1,544	7,439	3,646
Hearing Disability	198	1,494	820
Vision Disability	334	1,898	1,091
Cognitive Disability	1,349	4,620	1,039
Ambulatory Disability	243	4,415	2,735
Self Care Disability	437	2,548	1,375
Independent Living Difficulty	NA	3,825	2,277
Source: 2011 American Community Survey			

The City of Compton is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC) which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- **Adult Day Program.** The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These services assist in the development of skills related to interaction so that the disabled individual may make their needs known, and to enable them to respond to instructions. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment and self-care.
- **Sheltered Workshops.** Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- **Behavior Management Day Programs.** These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- **Residential Placement.** Residential Direct Support Professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also Intermediate Care Facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.
- **Supported Living.** Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living



services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.

- *Independent Living Training.* Independent living services is a 6 month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation

## Homeless Persons in Need of Emergency Shelter

Homelessness is defined as not having a permanent address, sleeping in places not meant for habitation, not having a place to change clothes or bathe. Homelessness typically occurs because there is insufficient income to weather a personal financial crisis such as a loss of employment or family illness and continue to pay for housing. Mental disabilities, drug and alcohol additions also contribute to creating homeless individuals.

Based on the 2009 Greater Los Angeles Homeless Count, for Los Angeles County there are an estimated 48,053 homeless people that includes 42,694 in the Los Angeles Continuum of Care service area managed by the Los Angeles Homeless Services Agency (LAHSA) and 5,359 managed by the cities of Long Beach, Pasadena and Glendale. Within LAHSA, 10,245 are chronically homeless individuals who have been on the streets for a year or more or have had 4 episodes of homelessness in the last 3 years, and who have one or more disabling condition such as mental illness, substance abuse, and health conditions.

- The proportion of chronically homeless people according to LAHSA is 25%, one of the highest proportions of all major metropolitan areas in the country.
- LAHSA, reports that 47% are Black/African American, 21% White, 29% Hispanic or Latino, and 3% Asian/Pacific Islander/ American Indian/ Alaskan Native. Black/ African Americans are overrepresented as they make up roughly 9% of the County population.
- LAHSA reports there are 4,885 members of homeless families
- LAHSA reports of the 42,694, only 14,050 homeless are in shelters

Table 15 lists the programs offering housing support to the Homeless person. Compton provides numerous resources and shelter locations for the homeless.

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two-years while receiving supportive services that enable independent living. A transitional housing facility operated by the Shields for Families, Inc. is located at 1415 E. Alondra Boulevard in Compton. This facility provides transitional apartment-style housing and support for homeless families suffering from substance abuse. A total of 106 units are provided by this facility.

Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Supportive housing can be in any type of residential structure including a single family detached unit or an apartment building.

Emergency, Transitional and Supportive housing are currently being treated as permitted land uses even though they are not called out in the Zoning Ordinance in compliance with SB2. The City made a policy decision to treat these temporary housing types as permitted by right land uses in compliance with State law and will formalize this policy in the upcoming Zoning Consistency Program. In the proposed revised zoning ordinance these temporary housing land uses will be specifically listed as permitted in all single family and multifamily zones.

Currently, the City's Zoning Ordinance permits emergency shelters, transitional and supportive housing in any non residential zone district subject to a Conditional Use Permit. In addition, the City however will create through the Land Use Element an Emergency Shelter Housing Overlay Land Use Designation which will over Wilmington Avenue and Long Beach Avenue where these land uses will be treated as permitted uses across multiple zones. The designated corridors are on the east and west portions of the City. The Long Beach Blvd. corridor is located on the eastern portion of the City and runs almost the entire length of the City. The Wilmington Avenue corridor is located on the western portion of the City and runs from El Segundo Blvd. to Greenleaf Blvd. The overlay zones total approximately 325 lots containing 101 acres of land. The overlay designation encompasses the Multi-Family, General Commercial, Mixed Use and Low Density zones. The emergency overlay land use designations areas are shown on Exhibit 3-5.

### Single Room Occupancy (SRO) Units

There are several definitions of a single room occupancy hotel. Below are the more common definitions:

1. SRO hotel room means a guest room or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied, as a primary residence.
2. A single room occupancy (more commonly SRO, sometimes called single resident occupancy) is a multiple tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom), or to the single room dwelling itself. SRO tenants typically share bathrooms and / or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Although many are former hotels, SROs are primarily rented as a permanent residence.
3. The expression "single room occupancy" or, more commonly "SRO", refers to a building that houses people in single rooms. This means that tenants must share bathrooms and kitchens. The term originated in New York City, probably in the 1930s (the Oxford English Dictionary provides an earliest citation of 1941), but the institutions date back at least fifty years before the nickname was applied to them.

SROs are a viable housing option for poor people, students, single tenants, seasonal or other traveling workers, empty nester widows / widowers, or others who do not desire or require large dwellings or private domestic appliances. The smaller size and limited amenities in SROs generally makes them a more affordable housing option, especially in gentrifying neighborhoods or urban areas with high land values. The rents of many disadvantaged tenants may be paid in full or in part by charitable, state and federal programs, giving incentive to landlords to accept such tenants.

Some SRO buildings are renovated with the benefit of a tax abatement, with the condition that the rooms are rented to tenants with low incomes, and sometimes specific low income groups, such as homeless people, people with mental illness, people with AIDS, and so on. An SRO does not include any individual in which the person is housed or detained under legal restraint or hospitalized or otherwise under medical, nursing or psychiatric care, or fraternity or sorority houses.

The present City of Compton Zoning Code is silent on the development of Single Room Occupancy projects. However, upon adoption of the General Plan 2030, the City funded Zoning Consistency program will be initiated and Single Room Occupancy developments will be specifically listed as a permitted land use in commercial zones with development standards specified. Presently, SROs are allowed within any commercial zone with a Conditional Use Permit since they are treated similar to Hotels. However, they will be permitted as a use by right in any Commercial or Mixed use zone covered by the Emergency Shelter

Overlay Land Use designation area on both Long Beach Blvd. and Wilmington Avenues. This a potential 2.6 mile long, 101 acre, 350 lot overlay area being created within the City where SROs will be permitted by right.

Moreover, under the proposed General Plan Zoning Consistency Ordinance the development regulations controlling the development of SROs will be created incorporating reduced standards from the typical commercial hotel development standards. SROs are recognized to be different from hotels and typical multi-family residential developments. Minimum room size as well as parking standards will be analyzed and reduced. Table 25 shows the variety of housing types that are permitted by right in the various residential zones.

## **Emergency Shelter Grant Program and Homelessness Prevention and Rapid Re-Housing Program**

The Los Angeles Homeless Service Authority (LAHSA) has developed its Continuum of Care system to assure a coordinated effort to provide services to the homeless and at-risk population in Los Angeles County. Working with LAHSA, the Compton Planning and Economic Development Department will develop a resource list of the Los Angeles County and local agencies that receive federal funds from the American Recovery and Reinvestment Act, the U.S. Department of Labor, the U.S. Department of Health and Human Services, and others.

The Compton Planning and Economic Development Department will distribute this list to each household that receives Homelessness Prevention and Rapid Re-Housing Program (HPRP) financial assistance. It will use the list to link participating households with other needed services in order to help keep them housed.

Each year, the City receives approximately \$90,000 of Federal Emergency Shelter Grant (ESG) funding to assist the City in meeting the housing needs of both the homeless and at-risk residents. The City will leverage the HPRP funds with the ESG funds by collaborating with two non-profit agencies that received the City's ESG funds for emergency shelter services during the 2008-2009 and 2009-2010 fiscal years,

The City will also work in partnership with the Los Angeles Homeless Services Authority (LAHSA). LAHSA is comprised of community-based organizations, City representatives, businesses, health care entities, veteran service organizations, churches, community colleges, State universities, and formerly homeless individuals. Because of the vast size of the Los Angeles County, Local Service Planning Areas (SPAs) were established. The City of Compton is a part of SPA 6.

LAHSA will help the Local Housing Authority to identify other area service providers that may be of assistance to the program participants so that they can develop support networks that will enable them to remain in their existing housing and not become homeless.

The Compton Grants Division will directly input the necessary data into LAHSA's HMIS so that reports concerning the City's HPRP outcome will be generated as required by HUD. It is the City's intention that at least two staff persons will be trained by LAHSA in the proper use of the HMIS. The HMIS will provide data on the unduplicated count of at-risk of homeless persons receiving services; track service usage; and report on the accomplishments of the households receiving financial assistance through the program.

The City's FY 2005-2010 Consolidated Plan identified homeless programs as a high priority need and estimated that, at any given time, there are approximately 1,666 homeless individuals and families living within the City of Compton. Due to the economic crisis and high housing costs, the homeless population is increasing. The use of the City's HPRP funds to pay for "shallow" subsidy rent payments for households that are at-risk of becoming homeless and have no other housing options available to them is consistent with the priorities presented in the City's Consolidated Plan. The City's goal is to prevent additional residents from becoming homeless.

The Grants Division intends to accept referrals for HPRP financial assistance from the following local non-profit agencies that receive the City's ESG funds for emergency shelter services:

## Capacity of Emergency Shelter Overlay Zone

As part of the proposed Emergency Shelter Overlay Zone determining what the maximum capacity of proposed rooms is problematic at best. There are too many unknowns and assumptions that have to be made.

The proposed Overlay Zone will cover two commercial corridors from approximately El Segundo Blvd to Greenleaf Blvd in the south. A distance of 2.6 miles for each corridor through the City. The zoning within these two corridors where Emergency Shelters will be permitted by right is limited commercial and Mixed Use. The proposed land use map shows the overlay zone on Long Beach Blvd and Wilmington Avenue.

These two major streets were selected for locating emergency shelters because they offer within walking distance access to several community services such as public transportation, retail services and medical care. Additionally, there are multiple employment opportunities along these two main streets as cross streets such as Compton Blvd., Rosecrans Avenue and Alondra. One mile west of Long Beach Blvd. is the MTA Greenline light rail that runs from the City Los Angeles to the City of Long Beach. Both Wilmington and Long Beach have several older commercial retail buildings that would be excellent candidates for redevelopment or conversion to an emergency shelter.

A field survey of the corridors revealed that there are a few vacant sites and other commercial buildings suitable for conversion to emergency shelters. A rough estimate of the potential number of rooms that could be provided is 200. Based on 2011 homeless count by the Los Angeles County HAS Compton has approximately 851 homeless persons with about 215 unsheltered persons.

Typically, for new construction the maximum number of units/rooms of any emergency shelter or single room occupancy proposal would be governed by zoning ordinance development standards such as maximum site coverage, FAR, building height, parking, and setbacks. Similarly, determining the maximum unit capacity of an existing commercial building converted to an emergency shelter or single room occupancy would also be governed not only by the zoning ordinance, but the building code as well. There is no way to accurately predict the theoretical maximum capacity of rooms. Each site must be analyzed on a case by case basis. The closest standard that could apply is the Residential High Density regulation of one unit per 1,500 square feet of site area. However, it is inappropriate to apply a multi-family standard to essentially a hotel type of use. To do so would unfairly restrict the number of potential rooms and represent an unreasonable governmental constraint.

Additionally, until the proposed Emergency Shelter Overlay Zone is written to address unit/room density, the City cannot make any reasonable calculation that could be logically proven. Once the proposed Overlay Zone is written, however each proposed site could be analyzed and a theoretical maximum number of units determined.

The City can only state that it is committed to creating an Emergency Shelter Overlay Zone which treats emergency shelters and single room occupancy uses in certain non-residential zones as permitted uses without placing punitive regulations such as high parking standards on them.

## Emergency Shelter Grant

The City provides financial support using funds from the federal Emergency Shelter Grant program to Compton-based non-profits that provide housing and social services to homeless individuals and families. Table 16 provides a summary of the accomplishments of these agencies in Compton that directly assist homeless individuals for the period 2000 to 2004.

**Table 15  
Homeless Shelter Providers in Compton and South Los Angeles Area (2010)**

Facility Description	Description of Services	Service Capacity
Compton Welfare Rights Organization, 528 W. Almond St., Compton, CA 90220	Emergency shelter for women and children.	36 beds
Peace & Joy Care Center, confidential site in Compton	Emergency shelter for domestic violence victims and their children. Provides housing, meals and support.	120 Beds
County of Los Angeles, Winter Shelter Program	Provides emergency shelter from the cold from December through March.	2,000 additional emergency shelter beds
People Helping People. 5701 S. San Pedro Street, Los Angeles, CA 90011	Emergency shelter, meals, access to showers and toilets. Referrals to more comprehensive programs.	Year-round shelter with 110 Beds Winter shelter with 150 Beds
Henderson Community Center. 911 E. 25th Street, Los Angeles, CA 90013	Transitional shelter for women. Full service including clothing, case management and housing assistance.	28 Beds
Centers for Women and Children, confidential site in Los Angeles	Transitional housing for homeless domestic violence victims. 30 day emergency shelter before 2 years in transitional housing..	20 emergency beds.
Los Angeles Homeless Services Authority, 811 Wilshire Blvd., 6th Floor, Los Angeles, CA 90017	Lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County.	14,050 in shelters including some of those above
Faithful Services Outreach. 1412/1414 W. 37th Drive, Los Angeles, CA 90018	Emergency housing and services for women, children and pregnant women. No more than 4 children. Mothers must be 18.	10 beds for 30 days. Limit of 2 children, must be between the ages of 6 months and 9 years old.
First to Serve, Inc. 1017 W. 50th Street, Los Angeles, CA 90037	Transitional housing and services for homeless men dually diagnosed (HIV/AIDS, substance abuse and/or mental health)	14 men for 2 year periods
The Shields for Families, Inc. 1415 E. Alondra Boulevard, Compton, CA 90221	Transitional apartment-style housing and support for homeless families suffering from substance abuse.	Keith Village Apartments – 86 units Naomi Village Apartments – 20 units
Palms Residential Care Facility. 8480 S. Figueroa Street, Los Angeles, CA 90003	Transitional housing for homeless persons with multiple diagnoses ( <i>HIV/AIDS, mental illness and/or substance abuse</i> )	37 Beds
Casa de Rosas, Inc. 2600 S. Hoover Street, Los Angeles, CA 90007	Emergency housing, meals and support services. Target population is single women.	30 Beds
Testimonial Community Love Center. 5721 S. Western Avenue, Los Angeles, CA 90062	Emergency housing for women and children. Meals, support services and life skills training.	40 Beds
A Community of Friends. 9130 S. Figueroa Street, Los Angeles, CA 90003	Permanent housing for homeless persons suffering from chronic mental illness.	Figueroa Court Apartments - 39 units
Dept. of Children and Family Services. 1525 W. 105th Street, Los Angeles, CA 90047	Transitional Housing Program for Homeless Young People. Services for 18-21 year-olds emancipated from the foster care system	250 Beds
Watts Labor Community Action Committee, 8501 S. San Pedro Street, Los Angeles, CA 90003	Emergency shelter for women with children. Provides meals, support services, child care, and job training. Referrals to transitional and permanent housing.	40 Beds

Source: Los Angeles Homeless Services Authority

The table above shows that there is a capacity in Compton and the surrounding communities for 16,930 beds. Based on 2011 homeless count by the Los Angeles County HAS Compton has approximately 851 homeless persons with about 215 unsheltered persons. There is more than enough capacity to accommodate the existing homeless population.

A field survey of the Long Beach overlay zone corridor revealed that there are five vacant lots, three vacant retail buildings, one 50 room hotel and one apartment building that could be converted or redeveloped into emergency, supportive and transitional housing. The field survey also revealed that there were several buildings and businesses that were either closed or appeared to be ready for closure. A rough estimate of the potential number of beds that could be provided is 250. A field survey of the Wilmington Ave overlay zone corridor revealed that there is only one vacant lot.

All of the special needs groups discussed above typically have an increased need for financial assistance to secure decent affordable safe housing whether a rental or ownership residence. The City offers several housing assistance programs to citizens of Compton. These programs are listed below.

- Housing Choice Voucher Program (Rental)
- Family Self-Sufficiency Program
- Housing Choice Voucher Portability
- Housing Choice Voucher Homeownership Program
- First Time Homebuyers Program (Home Ownership)
- Deferred Equity Loan Program (Housing Rehabilitation)
- Emergency Assistance Program
- Fix-it Grant Program
- Neighborhood Stabilization Program
- Homelessness Prevention and Rapid Re-Housing Program
- Emergency Shelter Grant Funding

**Table 16**  
**Emergency Shelter Grant Summary of Accomplishments from the Period 2000 to 2004**

Funded Agency	Cumulative Emergency Shelter Grant Funding Allocation	Other Funding (Grants + volunteer time + donations)	Total Clients Served	Meals Provided	Permanent Housing Clients Served	Transitional Housing Clients Served
Compton Welfare Rights	\$121,000	\$897,392	1,244*	96,281	75	65
House of Redeemed	\$105,500	\$110,950	626	19,049	26	13
Ms. Essie's House of Faith	\$65,420	\$110,950	588	985	n/a	n/a
Peace & Joy Care Center	\$94,500	\$147,140	816	303	n/a	385

Source: City of Compton Consolidated Annual Performance and Evaluation Report Program Year 2003/04  
\* - may include duplicate counts

## Farm workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers 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 census identifies only 100 residents as employed in the industries of farming, fishing or forestry representing less than one-half of one percent of the City’s labor force. Therefore, given the extremely small percentage of farm workers with the City of Compton, the city has no special housing programs beyond programs targeted for low income persons.

### Housing Stock Characteristics

A community’s housing stock is the collection of all its housing units. A housing unit is defined as a house, apartment, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

### Housing Types

According to estimates prepared by the State Department of Finance (DOF), there were 24,177 housing units in the City in 2009. Of this total, 66.5% of were classified as single-family *detached* units while 9.1% were classified as single-family *attached* units. Duplex units and smaller multifamily developments (up to 4 units per structure) made up 9.3% of the City’s total housing stock. Multifamily developments containing five or more units in a single structure made up 12.0% of the City’s housing stock. Mobile homes accounted for 2.7% of the total housing units. Table 17 lists the 2009 DOF housing type estimates for Compton.

Table 17 2009 Estimated Single & Multi-Family Housing Types in Compton		
Unit Type	No. of Units	% of Total
Single Family Detached	16,087	66.5%
Single Family Attached	2,202	9.1%
2-4 Units	2,237	9.3%
5+ Units	2,903	12.0%
Mobile Homes	648	2.7%
Total	24,177	99.6%
Source: State of California Dept. of Finance. 2009		

The number of housing units in Compton has grown steadily 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 on parcels that were developed in lower residential densities or in some other nonresidential land use. Table 18 compares the growth in Compton with the growth in nearby cities and the County. The data included in Table 18 was derived from Census statistics for the years 1980, 1990, and 2000.

**Table 18**  
**Comparison of Housing Growth:**  
**Compton and Surrounding Areas**

City	Total Housing Units			Change 1980-2000
	1980	1990	2000	
Compton	22,447	23,239	23,780	5.9%
Carson	23,259	24,441	25,306	8.8%
Gardena	17,562	19,307	21,037	19.8%
Lynwood	14,480	14,525	15,004	3.6%
Paramount	11,730	13,726	14,633	24.7%
South Gate	23,589	22,946	24,277	2.9%
Los Angeles Co.	2,855,750	3,163,343	3,270,909	14.5%

Source: California State Department of Finance, Controlled Population Estimates for 4/1/1980 and U.S. Census Bureau, 1990 and 2000 Census

The growth in housing since 1990 has been in attached single-family and multifamily housing. Table 19 compares the types of housing in the City for 1990 and 2000. As indicated in the Table, there has been a modest increase in the number of single family detached housing and significant increase in multi-family housing.

## Housing Tenure

Housing can be categorized by tenure or occupancy, owner-occupied versus renter-occupied. The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of householder.

Table 20 reveals that the proportion of households that are renters has remained stable in the last decade after the small increase during the 1980s. The vacancy rate in Compton rose from about 3 percent in 1990 to about 6 percent in 2000. According to the most recent DOF data (2009), the vacancy rate stands at 6.1 percent. Although the total number of housing units in the city increased over this period, the percentage of occupied units decreased slightly. Housing tenure data from the 2000 Census is mapped in Exhibit 3-3.



**Table 19**  
**Change in Compton Housing Single Family Types from 1990 to 2000**

Housing Type	1990 Census		2000 Census		Change Between 1990 and 2000	
	No. of Units	Percent	No. of Units	Percent	No. of Units	Percent
Detached Single Family	16,329	68%	15,815	67%	514	137%
Attached Single Family	1,572	7%	2,139	9%	-567	-151%
<b>Total Single Family</b>	17,901	74%	17,954	76%	-53	-14%
2-4 Multi Family Units	2,653	11%	2,265	10%	388	103%
5+ Multi Family Units	2,972	12%	2,923	12%	49	13%
Mobile Homes	6,29	3%	638	3%	-9	-2%
<b>Total, All Housing Types</b>	24,155	100%	23,780	100%	375	100%

Source: U.S. Census Bureau, 1990 and 2000 Census

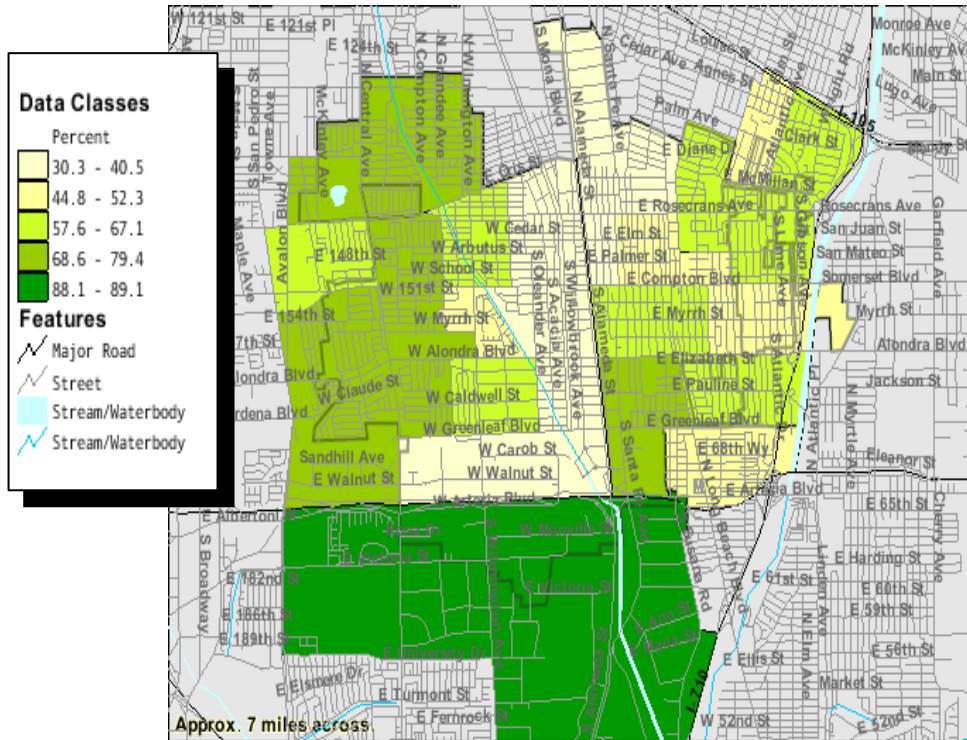
**Table 20**  
**Trends in Compton Housing Tenure**

Tenure	No. of Units	Percent
<b>1990 Tenure Statistics</b>		
Owner	12,833	56.80%
Renter	9,760	43.20%
Total	22,593	100%
<b>2000 Tenure Statistics</b>		
Owner	12,684	56.90%
Renter	9,619	43.10%
Total	22,303	100%

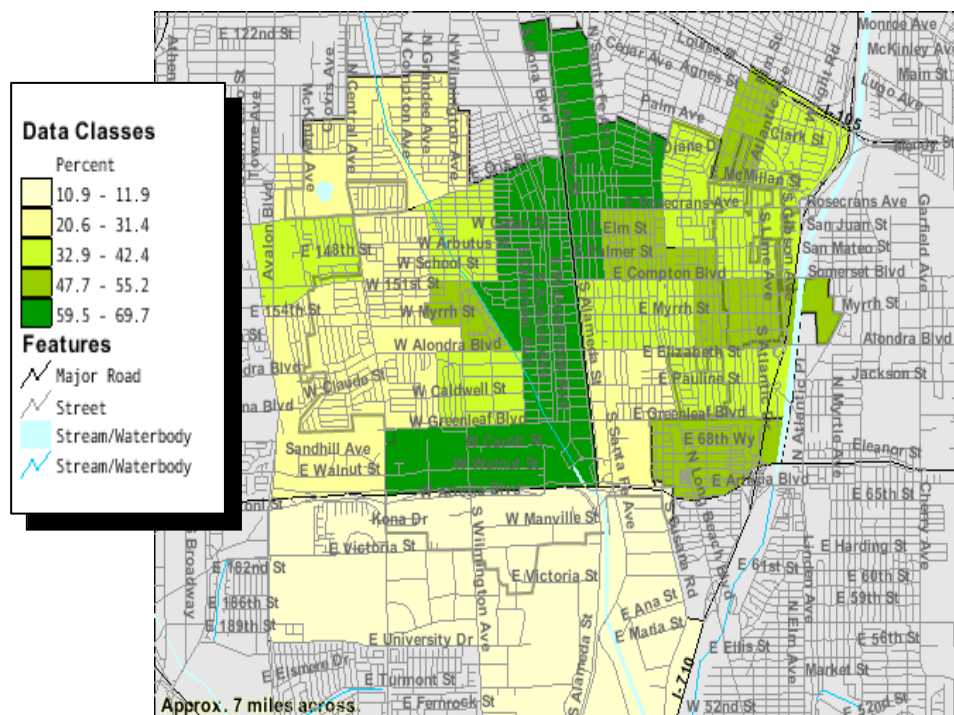
Source: U.S. Census Bureau, 1990 and 2000 Census

## EXHIBIT 3 HOUSING TENURE IN COMPTON (2000)

SOURCE: U.S. CENSUS BUREAU  
Owner Occupied



### Renter Occupied



## Age and Condition of Housing Stock

Compton has an older housing stock; over 90% of the housing units removed for new development were built before 1939 leaving roughly 60% of the housing units over 45 years old. Table 21 provides a breakdown of housing units by year built in Compton and the Los Angeles-Long Beach Metropolitan Statistical Area.

Table 21 Age of Housing Stock		
Year Constructed	Compton	Los Angeles-Long Beach SMSA
Before 1939	9.1	14.45 %
1940-1959	50.3	31.12%
1960-1969	18.3	14.66%
1970-1979	9.3%	15.10%
1980-1989	8.4	9.38%
1989-1999	3.4	9.16%
2000 - 2009	1.2%	7%
Total Units	100%	100%
Source: U.S. Census Bureau, 2000 Census, 2003 American Housing Survey and City of Compton		

Compton has a higher proportion of older housing than the Los Angeles-Long Beach Metropolitan Statistical Area where nearly 18% more of housing in Compton was built before 1970 (see Table 20). In addition, the percentage of residents considered low or very low income by HUD is higher in the City of Compton (58%) than Los Angeles County (41%). Given the combination of older housing stock and lower income residents, the percentage of substandard housing and housing in need of rehabilitation is expected to be higher than that found in the larger metropolitan area. Aging and deteriorating housing stock can have severe negative effects on housing quality and quality of life.

A citywide visual survey was conducted in May 2011 to ascertain the condition of the housing stock within the city. Housing condition was evaluated according to the following four categories and criteria:

**Standard Condition:** Units that did not appear to require repairs. Units in this category were also generally well maintained and were typically new.

**Minor Repair Condition:** Units in this category require some minor repairs that would not require a contractor and are cosmetic in nature..

**Major Repairs Condition:** Units in this category were visibly in need of major repairs or renovation. These repairs were deemed necessary either due to extensive deterioration of cosmetic elements such as finishes or through materials.

**Dilapidated:** Indicates that structures present are in such a state as to pose a danger to the inhabitants or have apparent structural problems.

Compton as the 8<sup>th</sup> oldest City in Los Angeles County experienced most of its housing construction boom in the post World War II years.

The age of the housing stock combined with below Los Angeles County median income levels for a majority of the 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 were comprised of post war boom homes typically single level wood frame homes with a stucco exterior. There were also a large number of more contemporary two story homes constructed within the last twenty years. The majority (55%) 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%) 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, there are a minority of homes (20%) that 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.

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 replacing severely deteriorated units with new affordable housing. Additionally, with the financial assistance of the Emergency Assistance and Fix It Programs to assist in the repair of the units, any concern about the useful life of the housing stock will be satisfied. The City of Compton will assist by seeking out additional funds to assist low and moderate income households.

## GENERAL PLAN DESIGNATIONS

The residential land use designations contained in the General Plan, and the associated density standards and potential dwelling unit yields are summarized as follows.

Single Family Residential (1 to 12 units/net acre/3224 acres) 38,688 max units

Multifamily Residential (12.1 to 34 units/net acre/587 acres) 19,958 max units

Multi-Family Residential (with Smart Growth Overlay) (12.1 to 34 units/net acre/ 13 acres) 442 max units

The General Plan build-out figures above do not include the development possible in the area governed by the Brickyard Specific Plan where a possible 1,250 new residential units are proposed.

Below are the General Plan residential land use designation descriptions:

### Single Family Residential (1 to 12 units/net acre)

The Single Family Residential category permits low scale residential development at densities of up to twelve units per acre. Based on an average Compton household size of 4.4 persons per dwelling, the maximum population density is 53 persons per acre. Development included within this land use category consists of single-family houses that may include both detached and attached units. Other permitted uses include schools, churches, day care homes, public utilities and facilities, and similar uses generally considered compatible with and serving the needs of residential neighborhoods. Existing single-family housing development in Compton consists of conventional subdivisions as well as large lot developments (10,000 square feet and larger lot sizes), in the Richland Farms community.

The City of Compton Zoning Ordinance consists of three residential zones that would implement the Low Density Residential designation. The Residential Agriculture zone will accommodate densities of one to four single family units per acre. The Low Density Residential zone will accommodate densities of five to seven units per acre. The Medium Density Residential Zone will accommodate densities 7 to 12 units per acre.

Additionally, the Zoning Ordinance allows for the development of Secondary Dwelling Units as a permitted land use within the Residential Agriculture and the Low Density Residential zones in accordance with California Government Code Section 65851.1 and .2.

### Multifamily Residential (12.1 to 34 units/net acre)

Multifamily Residential development includes apartment complexes, townhomes, condominium projects, as well as any of the non residential uses permitted in the lower density residential categories. This land use designation permits development at densities of up to 34 units per acre. Based on an average household size of 4.4 persons per dwelling, the maximum population density is 150 persons per acre. Only those development projects that incorporate superior design characteristics or provide amenities for residents, such as onsite recreation, open space above the minimum requirements, or covered parking will be allowed to build at densities over 20 dwelling units per acre. Developments involving housing for senior citizens or other City-identified special needs groups may achieve higher densities. Density bonuses above 34 units per acre maximum are permitted if a housing development meets the requirements set forth in Section 65915 of the State Planning Code

The City of Compton maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards govern construction in terms of width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. In the future zoning consistency program the City will continue to review the general development standards to explore strategies for modification to determine if the standards can be reduced without reducing their level of safety or effectiveness in the City.

## 4. HOUSING CONSTRAINTS

This section of the Housing Element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. The analysis below considers the following:

**Governmental Constraints:** Refers to reasonable regulations, ordinances and fees that govern the development of new housing.

**Non Governmental Constraints:** Refers to financial assistance offered by the City or other organizations. The primary non-governmental constraint is the lack of adequate financial resources by individuals or families to purchase or rent market rate housing. These constraints are discussed under the category Market Constraints.

**Market Constraints:** Refers to economic market factors that affect the cost of existing and new housing and any financial assistance available.

**Environmental Constraints:** Refers to characteristics of the local environment that may affect the cost of new housing.

## **GOVERNMENTAL CONSTRAINTS**

Local governments may unintentionally affect the cost of housing through the enforcement of land use controls, and building codes, code enforcement, fees, processing requirements, required on- and off-site improvements, and taxes and insurance. For this reason, it is important for the City to review and provide measures to review these parameters in terms of their potential to affect the supply, distribution, and cost of housing. The State of California planning law requires local governments to indicate the location and extent of permitted low/moderate residential development in their general plans. In addition, standards of development intensity and population intensity must be indicated. The location and types of housing in the City of Compton however, are limited to some extent by density limitations contained in the General Plan.

## **DEVELOPMENT AND PROCESSING FEES**

In 1978 Californians enacted Proposition 13, which limited the ability of local public' agencies to increase property taxes based on a property's assessed value. In 1982, the Mello-Roos Community Facilities Act of 1982 was created to provide an alternate method of financing needed improvements and services. New residential growth within the City imposes an increase in service demands upon public infrastructure, including police, fire protection and suppression, paramedic services and park maintenance which must be paid for.

The City has plans to increase its fees, since they have not been increased in 6 years and is among the lowest in LA County in order to recapture the costs related to the processing and servicing of new developments. Any new fee structure proposed will be consistent with those being levied in the City of Los Angeles and a number of other surrounding jurisdictions in the Southern California region. A Compton fee survey was conducted in 2008. The study will be revised to reflect current fees from neighboring communities, including recommendations to increase or decrease fees for entitlement activities. Once the update is complete, City officials will review and decide to increase, decrease or keep the fees at the current level. This fee survey is scheduled to go to City Council by mid. May 2012. Any proposed new fees will be designed to recover the actual service costs and impacts and not to augment the City's general fund. At no time will the City charge a higher development impact fee than what is necessary to offset the anticipated costs to the City for constructing necessary public improvements. The following are typical fees related to housing development:

The planning fee for design review of a single family home in the Residential Agricultural and Low Density Residential zones on a pre-existing subdivided lot is \$50.00. If the lot is part of a past Planning Commission approval, the fee is \$100.00.

For multi-family units the design review fee is \$250.00 per project if the development is for four units or less in the Medium and High Density Residential zones. If the project is for more than 4 four units a Conditional Use Permit and environmental determination are required and the total fee is \$2,250.

<b>FEE CATEGORY</b>	<b>FEE AMOUNT</b>	
<b>Planning and Application Fees</b>	<b>Single-Family</b>	<b>Multifamily</b>
Annexation	2,200	2,200
Variance	600	600
Conditional Use Permit	1,500	1,500
General Plan Amendment	3,000	3,000
Zone Change	2,500	2,500
Site Plan Review	100	100

Architectural Review	100	250
Planned Unit Development	2,500	2,500
Specific Plan	2,500	2,500
<b>SUBDIVISION</b>		
Certificate of Compliance		
Lot Line Adjustment	500	500
Tentative Tract Map	2,500	2,500
Final Parcel Map	1,500	1,500
<b>ENVIRONMENTAL</b>		
Initial Environmental Study	750	750
Environmental Impact Report	3,000 plus cost of EIR	3,000 plus cost of EIR
Negative Declaration	750	750
Mitigated Negative Declaration	750	750
Exemption	250	250
<b>IMPACT</b>		
Fire	N/A	N/A
Parks	4,779.06 per lot	4,779.06 per unit
Water and Sewer	830 per lot	830 per unit
Sewer Hook-up	N/A	N/A
School (Collected by the school district)	N/A	N/A

## Building Codes

The City has adopted the 2007 State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes. For a typical 1,000 sq. ft single family detached residence or 1,000 square foot multi-family unit the building plan check/permit fees are as follows

Plan Check / Building permit fee: \$797.50  
 Electrical Fee: \$40.00 (20 fixtures + 20 outlets)  
 School Fee: \$2970.00  
 Mechanical fee: \$61.50  
 Plumbing fee: \$187.00  
 School District Fee: \$2.97/square foot

Park fees are calculated assuming three gross acres at a density of nine units per acre. The total Quimby fee is \$133,813.89 for the site. If the site consisted of 28 single family lots the same fee would be \$4,779.06 per lot. The fee is based off of an approved fee schedule contained within the Municipal Code. The proposed project's density yields a specific percentage number which represents the minimum required park land dedication. However, for projects under 50 lots, in lieu of land dedication, the payment of fees is required. The in lieu fee is calculated based on the average per square foot land cost multiplied by the land dedication percentage.

For a typical single family residence on a 5,000 square foot lot the total City development and building fees required are \$8,835. The total materials cost to construct this 1000 square foot home plus the land cost totals \$198,000. City processing fees represent approximately 4.5% of the development cost per single family unit.

For a typical multiple family unit the total City development and building fees required are \$8,241.06. The materials cost for a typical 800 square foot multi-family unit is \$90,000 for materials with land costs adding another \$18,000 totaling \$108,000. City processing fees represent approximately 7.6% of the development cost per multiple family unit.

Street construction costs typically represent a significant cost in project development with costs varying depending on the required street width and whether sidewalks, bus turn outs and traffic calming improvements are required.

The City is 98% built out with all streets installed and in use, with most in operation for several decades. The last remaining piece of undeveloped land proposed for residential is the 104 acre Brickyard site. This will be a mixed use development with high density residential, commercial and light industrial uses to share all public improvement costs. Street costs are not expected to be a constraint of the future residential development within the Brickyard site.

Redevelopment adjacent to existing streets, however may require additional improvements to the existing streets. The Public Works Department currently estimates construction costs for streets to be local:\$200, collector: \$270, and arterial:\$ 470 per lineal foot. Utility costs typically add another 20 to 50 % depending on the number and size of utilities to be installed. The right-of-ways for Arterial, Collector and local streets are 100, 62 and 50 feet respectively.

For redevelopment adjacent to existing streets the City recognizes the constraints of the existing surrounding circulation system and adjusts the improvements required according to the physical constraints present and the health and safety of the public.

There is no established codified fee waiver or deferment process for development fees. However, the City Council can by resolution waive any City fee. This requires a staff report and resolution. The City does not typically have any requests for fee waivers.

## PROCESSING PROCEDURES

If an application for Zoning and Site Plan Review is complete and in conformance with City requirements, the processing time is relatively brief.

The City of Compton Zoning Ordinance contains four residential zoning categories where residential uses are classified as permitted by right, or conditionally permitted.

Permitted residential uses refer to those uses allowed without discretionary review except for design review and building permits as long as the project complies with all development standards. Conditionally Permitted Uses (CUP) are approved by the Planning Commission unless appealed to the City Council.

Projects appealed to the City Council get priority scheduling. Typical findings for a CUP include that the project is consistent with the General Plan; the use is compatible with surrounding uses, the use will not have an adverse impact public health and safety, and general welfare concerns.

The time required to process a residential project varies greatly and depends on the issues of the project. Project complexity and its CEQA determination are two factors that are directly related to the number of entitlement actions needed for a project to complete the review and approval process. The entitlement actions for a residential project could require a General Plan Amendment, Zone Change, Conditional Use Permit Variance and Subdivision plus the environmental determination. This is a worst case scenario and not typical. See Tables 23 and 24 for specific processing times.

However, it should be noted that each residential project does not necessarily need to have a complex CEQA review and can be deemed exempt. Small scale projects consistent with General Plan and Zoning Ordinance do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, Subdivisions or Variances. The typical multi-family residential development usually requires only a Conditional Use Permit and environmental determination.



Review and approval procedures for multiple entitlement applications are also encouraged to be processed concurrently to save time and make the process more efficient and less costly to the developer. As an example, a rezone petition may be reviewed in conjunction with the required site plan, Conditional Use Permit, tentative tract map, and any necessary variances.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. All entitlement applications are filed with the Planning and Economic Development Department which circulates copies of the application to other departments and agencies for review and comments.

**For a typical single-family residence on one pre-existing subdivided lot the processing procedure is as follows:**

**Step 1**

The Architectural Review application is submitted to the Planning and Economic Development Department for Architectural Review Board review and approval. The fee for the Architectural Review Board application is \$50.00.

**Step 2**

Planning staff, serving as the Architectural Review Board, reviews the project over the counter for architectural and zoning conformance to the zoning ordinance. If no variances, exceptions, or zone changes are needed, three copies of the plans are stamped and approved. The applicant is then referred to the Building Department to obtain the plan check submittal requirements. If however a variance is required, the process stops and the applicant must file a Variance application and proceed to the Planning Commission. .

**Step 4**

After the Planning staff has approved the Architectural Review Application, the applicant submits the plan check set for the home to the Building Department for review and permit issuance. The Building Department performs the plan check through a contract company. Depending upon the complexity of a project, building plan check for new single family construction averages approximately six weeks as long as the initial plan check application is complete.

**Step 5**

After revisions are made and the plan check resubmitted, and the Building Department determines that the plans are in compliance and can be approved, the Building Division will contact the applicant to come in and obtain his building permit.

**For a Multi-Family Development of Four Units Or Less on one pre-existing subdivided lot the processing procedure is as follows:**

The process for Multi-Family Development of four units or less is the same as described above for single family units except that the review is not performed over the counter but may take two weeks. Multi-family development of four units or less does not require a Conditional Use Permit or any other discretionary public hearing approval. The application fee for Architectural Review for four or less units is \$100.00.

**For Multi-Family projects of five or more units on a pre-existing subdivided lot the processing procedure is as follows:**

**Step 1**

The applicant discusses the project with planning staff and is informed that the project will require a Conditional Use Permit (CUP) because any multi-family project over four units (5+) requires a CUP. A CUP is a discretionary development review application requiring a public hearing. Additionally a Mitigated Negative Declaration will most likely be required as well. The typical planning processing fee for a multi-family project of five or more units is \$2,500.

**Step 2**

The applicant then submits his CUP and CEQA applications to the Planning and Economic Development Department for development review.

**Step 3**

Planning Staff then conducts the development review process checking for compliance with all applicable zoning regulations and for general plan consistency. If no variances or zone changes are needed, the plans are reviewed and revised as needed until the plans are ready for presentation before the Planning Commission. The environmental review is similarly prepared and revised as needed. The applicant is an integral partner in this plan revision process.

**Step 4**

When the project plans are ready for the Planning Commission, the CUP staff report is prepared and a Mitigated Negative Declaration finalized for Planning Commission review. Then both items are scheduled for a public hearing and notices sent to the surrounding property owners.

**Step 5**

The Planning Commission hearing is held and the CUP/MND is approved or denied.

**Step 6**

After the project is approved by the Planning Commission the applicant is referred to the Building Department to obtain the plan check submittal requirements. The applicant then submits the plan check for the multi-family project to the Building Division for plan check review. Depending upon the complexity of a project, building plan check for new construction averages approximately six weeks as long as the plan check application is complete.

**Step 7**

After revision and resubmittal of the plan check set, and the Building Department determines that the plans can be approved, the Building Division will contact the applicant to come in and obtain his building permit.

The requirement to obtain a Conditional Use Permit for all multi-family projects of 5 or more units on an existing subdivided lot with correct zoning is viewed as a possible development constraint to low income housing. When the City conducts both its Architectural Review Board review and Conditional Use Permit review the primary goal is the same and that is to ensure compliance with the provisions of the Zoning Code and ensure compatibility with the abutting properties and surrounding area. A possible solution to this constraint would be to remove any number and simply require compliance with the zoning ordinance through an administrative site plan application. Possibly an administrative Directors Hearing can serve as the approval authority to such an administrative application. A Directors hearing would remove compliant residential developments from review by Planning Commission. This constraint will be further investigated through the future zoning consistency program after adoption of the General Plan 2030.

TABLE 23  
TIMELINES FOR TYPICAL PROJECT PROCESS SCENARIOS  
PLANNING AND BUILDING

	Single Family/Multi-family 4 or less units (No Subdivision)	Multi-Family (No Subdivision) 5 du +	Residential (With Subdivision)
	Architectural Review Board	Conditional Use Permit	Subdivision
	Categorical Exempt.	Variance (if necessary)	Conditional Use Permit
	Building Plan Check	Negative Declaration	Variance
		Development review Committee	Negative Declaration
		Planning Commission	Development review Committee
		Architectural Review Board	Planning Commission
		Building Plan Check	Architectural Review Board
			Building Plan Check
Estimated Total Processing Time	4 to 5 weeks	20 to 30 weeks	26 to 36 weeks

TABLE 24  
TIMELINES FOR PLANNING PROCESS ONLY

Type of Approval or Permit	Typical Processing Time	Approval Body
Architectural Review Board (ARB) Single Family Detached	Over the counter	Planning Staff
Architectural Review Board (ARB) Multi Family (4 du or less)	2 to 3 weeks	Planning Staff
Conditional Use Permit Multi-family (5 du or more)	14 to 24 weeks	Planning Commission
Variance	8 to 12 weeks	Planning Commission
Subdivision	20 to 28 weeks	City Council
Negative Declaration	4 to 8 weeks	Planning Commission
Environmental Impact Report	8 to 12 months	Planning Commission/Council

\*

Projects with multiple applications would be processed according to the longest application timeline. Table 25 below shows the variety of housing types that are permitted by right in the various residential zones. Specifically, a “YES” response means residential land uses such as Emergency, Transitional and Supportive housing are treated as permitted land uses even though they are not called out in the current Zoning Ordinance. The City had made a policy decision to treat these temporary housing types as permitted by right land uses and will include them in the upcoming Zoning Consistency Program. A “No” response means that the land use is not a permitted by right or conditionally permitted land use.

<b>TABLE 25 HOUSING TYPES PERMITTED BY ZONING DISTRICT</b>				
<b>RESIDENTIAL USE</b>	<b>ZONE</b>			
	<b>R-A</b>	<b>RL</b>	<b>RM</b>	<b>RH*</b>
SF-Detached	Yes	Yes	Yes	Yes
SF-Attached	Yes	Yes	Yes	Yes
2-4 DU	Yes	Yes	Yes	Yes
5+ DU	Yes*	Yes*	Yes*	Yes*
Residential Care < 6P	Yes	Yes	Yes	Yes
Residential Care >6 CUP	Yes	Yes	Yes	Yes
Emergency Shelter	Yes	Yes	Yes	Yes
Single-Room Occupancy	No	No	No	No
Manufactured Homes	Yes	Yes	No	No
Mobile-Homes	Yes	Yes	No	No
Transitional Housing	Yes	Yes	Yes	Yes
Supportive Housing	Yes	Yes	Yes	Yes
2nd Unit	Yes	Yes	No	No

\*= Conditional Use Permit

An analysis of the current processing procedures and development regulations demonstrates that the City’s development review process is not an impediment to the provision of affordable housing. The land use controls (zoning development standards) are typical of most Cities in southern California. They regulate the placement of the residences through minimum lot size, setbacks, lot coverage, parking and building height. For example in Compton a proposed single family detached home in the Residential Agriculture and Low Density Residential Zones would require:

**TABLE 26  
DEVELOPMENT STANDARDS**

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area (sq. ft.)	Min. Unit Sq. Ft.	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU (Garage)
			Front	Side	Rear				
RA	35	60	20	3/5	20	9,000	1,200	10,000	2
RL	35	50	20	3/5	20	5,000	1,200	5,000	2
RM	35	50	20	3/5	20	5,000	450-SD/600-1BD/ 800-2BD	2,500	1.5
HDR	35	50	15	3/5	10	5,000	450-SD/600-1BD/ 800-2BD	1,250 - Senior 1,500 - Std	1.5

One requirement for a detached single family home in the City requires a minimum of two bedrooms and 1,200 feet of floor area in the RA and LD zones. This minimum bedroom and floor space requirement could be viewed as a hardship. However, this along with all of the development standards will be reviewed in the proposed citywide Zoning Consistency Program update undertaken after the adoption of the General Plan 2030. The City can investigate the possibility of reducing the size standards to permit smaller two bedroom single family detached homes. However, the Variance process is always available to modify any zoning development standard necessary to develop an affordable housing project.

**TABLE 27  
PARKING REQUIREMENTS**

Zone District	Bedrooms per Unit	Number of resident and guest parking spaces required per unit
RA (SFD)	NA	Two enclosed spaces ( Garage)
RL (SFD)	NA	Two enclosed spaces (Garage)
CL (with CUP)	NA	Depends on the unit developed. Required parking is the same for SFD or MF units
MDR (MF)	0-2	1.5 enclosed spaces plus .25 guest spaces per unit
	3+	2 enclosed spaces plus .25 guest spaces per unit
HDR (MF)	0-2	1.5 enclosed spaces plus .25 guest spaces per unit
	3+	2 enclosed spaces plus .25 guest spaces per unit

For single family detached zones, the maximum density permitted in the RA and RL zones is 0 to 8 units per acre. The maximum density permitted for multi-family units in the medium and high density residential zones is 8.1 to 17 and 17.1 to 34 units per acre respectively. These densities are achievable and the present development standards have not prevented low income or assisted housing developments from being constructed in the City. The most recent example is the Season at Compton project.

While the most of the development standards for the single family detached and multi-family units are reasonable, the 1.5 space enclosed garage parking requirement for multi-family seems an appropriate area

for modification in the proposed Zoning Consistency program. Eliminating the garage parking requirement or reducing the requirement to just one enclosed space or requiring just one carport parking space would significantly reduce the development costs. The City can also explore the potential of allowing studio units to provide only one uncovered space reducing development costs even more. The City is committed to exploring all reasonable opportunities of reducing costs while still maintaining development standards that ensures quality development and does not result in adverse impacts to the health welfare and safety of the community.

Code Enforcement is a critical function of local government land use. Code enforcement serves to ensure compliance with adopted zoning codes, to prevent illegal construction and works with the Building and Safety Department to prevent or correct unsafe living conditions in residences. The City employs 14 code enforcement officers to patrol the city on a daily basis Monday through Sunday initiating correction notices and responding to citizen complaints. When a violation is identified, they issue a notice of violation to the property owner. If the property owner does not address the correction after either the first or second notice the matter is turned over to the City Attorney for resolution.

### **Persons with Disabilities**

Disabled persons often have unique and special needs when it comes to housing. Often, households in this category are also occupied by elderly persons. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps constructed instead of stairs, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices may also need to be lowered to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes. The lack of such housing is more pronounced when it comes to below market-rate rental units.

The 2000 U. S. Census indicated that 3,434 households in the City (approximately 6.8 percent of the total number of households in the City) had a senior household member 65 years of age or older. The Census indicated that 520 senior households lived in their owner-occupied units and 244 seniors lived in their own rental units. The remaining seniors lived with family members. The development review process and zoning standards for developments that target persons with disabilities are the same standards applicable to any typical residential development within the single and multi-family zones. Any residential development with five or more units requires a Conditional Use Permit and compliance with the standards zoning regulations. Presently, there are no spacing requirements for any residential project housing persons with special needs. Additionally, the Limited Commercial zone is also available for development of single and multi-family housing for persons with disabilities with the approval of a Conditional Use Permit. No extraordinary development standards apply to the housing of persons with disabilities. However as previously stated, the City will explore opportunities for reductions in certain development standards where appropriate. For example, development housing persons with sever learning disabilities or senior citizens that require 24 hour assisted care may not need to provide the same number of required parking spaces freeing up lot area for additional common area or additional units.

### **Special Needs - Disabled**

Senior housing (both owner and rental) often has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. Table 28 indicates the number of disabled persons in the City arranged according to key age groupings. While the disability figures in Table 29 may seem excessive, the disability categories include sensory disabilities (such as hearing impaired persons), mental disabilities, and physical disabilities. Of the working aged adults identified as having disabilities, approximately 59% were employed.

**Table 28**  
**Disability Status of Local Residents, 2000**

Age Group	Disabled Persons	
	Number	Percent
5 to 20 years of age	2,728	8.8%
21 to 64 years of age	13,539	29.6%
65 years of age and over	3,434	51.7%
Total	19,701	100%
Source: U.S. Bureau of the Census. 2000		

**Table 29**  
**Disability of Local Residents by Type, 2000**

Type of Disability	Disabled Persons	
	Number	Percent
<b>Age 5 to 64</b>	38864	
Sensory	270	
Physical	607	
Mental	550	
Self Care	77	
Go Outside Home Disability	539	
Employment Disability	1345	
<b>Age 65 and over</b>	4,188	
Sensory	55	
Physical	468	
Mental	55	
Self Care	0	
Go Outside Home Disability	226	
Employment Disability		
Total	43,052	
Source: U.S. Bureau of the Census. 2000		

**Table 30**  
**Households by Tenure by Age, 2000**

Age Group	Disabled Persons		
	Owners	Renters	Total
65 - 74 years of age	1288	298	
75 plus years of age	828	183	
Total			100%

Source: U.S. Bureau of the Census. 2000

## MARKET CONSTRAINTS

Non-Governmental constraints (Market Constraints) refer to those economic and market factors that may affect the cost of new housing development. The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. As a general rule, the City's ability to affect market constraints is limited in that these constraints are typically related to market forces that are common throughout the larger region of Southern California. These market forces may include, but not be limited to, the cost of land, construction (materials and labor), and financing.

Even with the current decline in housing values nationwide, recent statistics indicate that Southern California remains as one of the most expensive housing markets in the country.

In January of 2006 the average sales price for a home was \$361,800 with a peak housing price occurring in April of 2007 at \$403,200. Prices thereafter steadily declined until bottoming out in October of 2009 at \$187,500. The average home price then increase slowly to \$196,500 in November of 2011. August 2007 is considered to be the beginning of the current credit crisis that marked the beginning of a continuous trend in falling median home prices over mid 2007 prices. Rents experienced an increase from a 2000 level of \$529 per month to \$783 in 2008.

Compton has a higher percentage of very low and low income households than Los Angeles County as a whole. This disparity has important implications for multiple housing issues, such as affordability, type, and tenure. According to the 2000 Census the overall median household income for the City of Compton was \$48,474 while the median family income was \$55,111.

## Construction Costs

A significant cost factor associated with residential building involves the cost for building materials. These costs can account for more than half of the total construction cost. Typical construction costs in the area include the following:

- One-level single-family home, stucco on stud frame: \$128 per square foot;
- Two-level single-family home, stucco on stud frame: \$123 per square foot; and,
- Two to three level apartment, stucco on stud frame: \$150 per square foot.

Average construction costs for a 1000 sq. ft. single family home are approximately \$128 per square foot. Single family lots average \$75,000 when a subdivided vacant 5,000 square foot lot is found. However, Compton is approximately 99% built out so costs for vacant unimproved land are do not reflect the true costs to buy improved property and redevelop the site. A redeveloped site will typically cost more per square foot.



In the Medium Density Residential zone the average construction cost per 800 sq. ft. multi-family unit is \$90,000 for materials with land costs adding another \$32,400 totaling \$122,400.

In the High Density Residential zone the average construction cost per 800 sq. ft. multi-family unit is \$90,000 for materials with land costs adding another \$18,000 totaling \$108,000.

### Cost of Land

Depending on location and desirability of the site, the cost for land in the area averages \$524,607 per acre. Individual single family residential lots sell for approximately \$75,000. On and off site improvements required are limited to infrastructure improvements necessary to ensure the health safety and welfare of the community. The City does not require any other impact fees other than school fees.

The City offers financial assistance through its HOME program to assist developers in the creation of low/moderate and special needs housing.

### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets.

Variable rate mortgages may allow lower income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table 31 illustrates interest rates as of May 2012. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 31 Loan Mortgage Rates		
Product	Interest Rate	APR
<b>Conforming<sup>1</sup> and FHA Loans</b>		
30-Year Fixed	3.875%	4.051%
30-Year Fixed FHA	3.750%	4.827%
15-Year Fixed	3.000%	3.308%
5-Year ARM	2.250%	3.153%
5-Year ARM FHA	2.750%	3.191%
<b>Jumbo<sup>1</sup> Loans – Amounts that exceed conforming loan limits<sup>1</sup></b>		
30-Year Fixed	4.125%	4.256%
5-Year ARM	2.625%	3.238%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), May 2012

Notes: A conforming loan is for no more than \$729,750. A jumbo loan is greater than \$729,750.

A major short-term constraint to housing development is the lack of available financing. Presently interest rates are at historic lows not seen since the early 1950's. Similarly, the cost of land and construction costs have declined significantly. However, the ability to obtain residential financing is very difficult, because of the higher credit standards imposed by the lenders due to the explosion of mortgage defaults and foreclosures that have occurred due to the lax lending practices of the previous ten years. Lending institutions are now understandably reluctant to grant residential mortgages to individuals or developers without 10 or 20% down payment. This more fiscally conservative lending approach however, could be viewed as a constraint to new housing production. As a result of local, state, and national housing and economic trends, local developers predict that far fewer housing units will be produced over the next several years and more capital will be required per unit built.

## ENVIRONMENTAL CONSTRAINTS

This section indicates those constraints that are related to natural or man-made factors that may inhibit new residential development.

### Hazardous Materials

All of the sites identified for future residential development will take place on properties that were previously developed. As part of the lending process, financial institutions typically require environmental assessments be completed to ensure that properties subject to redevelopment are free of contamination or that any potential contamination can be remediated.

The majority of the candidate development sites were developed prior to the 1970s and may include trace amounts of lead in the structures. Lead based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used in insulation and floor tiles during this same period. As a result, any rehabilitation or demolition associated with future redevelopment will likely need some form of investigation and remediation.

Important points to keep in mind about lead based paint are:

- Exposure to lead-based paint can be harmful to children and adults.
- Three-quarters of the homes built before 1978 contain some lead-based paint.
- Temporary measures to reduce lead exposure range from following specified cleaning techniques to good nutrition.
- Permanent measures include structural component removal and replacement, paint removal, and covering the painted surfaces.

When properly maintained and managed, lead-based paint poses little danger, although a painted surface that experiences constant frictions such as windows and window sills, doors and door frames, and stairs and railings are a real concern because of the potential to break the painted surface or cause dust. Lead-based paint that peels, chips or alligators is especially risky. As a general rule, the older a home is the stronger the risk of lead-based paint. Exposure to lead dust happens not only through lead-based paint chips and flakes that you can see, but also through the fine dust that forms. This dust can get on carpets, floors, furniture, toys and other objects, as well as on the hands of children and adults in the home.

However, there is an important distinction between the presence of lead-based paint and a lead-paint hazard. The latter poses an immediate threat, while lead-based paint in good condition might pose a hazard sometime in the future. HUD has a detailed procedure that involves analyzing many painted surfaces in the home, evaluating the condition of paint, and measuring lead dust concentrations. A risk assessment conducted by a qualified professional and will tell the homeowner if there any significant sources of lead exposure and what to do

Measures to permanently eliminate lead dust hazards include component removal and replacement, paint removal, and covering painted surfaces. There is no completely safe method for do-it-yourself removal of

lead-based paint. Each paint removal method sandpaper, scrapers, chemicals, and heat guns can produce lead fumes or dust in the air that can be inhaled. Dust can settle on floors, walls and tables. It can be ingested through hand-to-mouth contact and re-enter the air through cleaning (such as sweeping or vacuuming) or when people move throughout the house.

Except for the most elementary measures, dealing with lead removal is a complex task. It often is much safer, and sometimes more economical to replace painted items and cover painted surfaces. You can replace a door, molding, or other item yourself if it can be easily removed without creating lead dust. Covering walls and ceilings with gypsum wallboard, plaster, or paneling (encapsulation) is another potential method. If it is necessary to strip lead-based paint to maintain historic integrity, remove the item (for example molding) from the home for stripping. If the painted surface is not peeling or cracking, you can spray the surface with a sealant. Painting over lead-based paint is not a permanent solution. In 2010 the City conducted testing and abatement of 14 homes.

#### Temporary lead-removal measures:

- Clean up paint chips immediately (duct tape efficiently picks up chips).
- Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a powdered high-phosphate automatic dishwasher detergent or a solution of trisodium phosphate (TSP). Wear protective gloves and use two buckets -- one for wash water and one for clear rinse water. Always wring dirty water into the wash bucket.
- Thoroughly rinse sponges and mop heads after cleaning.
- Wash children's hands often, especially before they eat or go to sleep.
- Keep play areas and toys clean.
- Keep children from chewing painted surfaces such as window sills or cribs.
- Make sure children eat nutritious, low-fat meals high in iron and calcium (such as dairy products, eggs, beans, spinach, and lean red meat). Children with good diets absorb less lead.

Obtain a copy of the Environmental Protection Agency's (EPA) pamphlet *Reducing Lead Hazards When Remodeling* your home before you begin any lead removal project

#### **Cortese - Superfund Sites**

There are no Cortese sites or Superfund sites in the City of Compton.

#### **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 that lies within the City of Compton. The fault zone is 75 kilometers in length 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.

Because the Newport / Inglewood Fault extends through Compton, in the event of an earthquake, the City will be subject to surface rupture or ground breakage along the surface of the fault. The most recent major rupture in this fault zone was the Long Beach earthquake in 1933, which had a magnitude of 6.4. However, no surface ruptures occurred in that earthquake.

The City of 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 to the City of 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.

The faults in the Los Angeles Basin are very active and have the potential to do massive destruction if the City is unprepared. After 1993, building codes were changed to ensure that new construction would be safer in the event of an earthquake. The older buildings in the City have a higher risk of being damaged in an earthquake since they were built prior to the new codes. A number of buildings on Rosecrans Avenue, Long Beach Boulevard, Compton Boulevard, and Alameda Street need to undergo the requisite seismic retrofit.

There are no designated Alquist-Priolo Special Studies Zones found within the City.

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

### **Wildfire Risk**

The City of Compton is an urban environment with little danger of wildfires. There are only three properties in the City that have the potential for grass fires that can burn, leaving the City a low risk for any wildfires beyond a minor brush fire. There are nine high-occupancy facilities in addition to the schools in the City that have the potential to be urban fire hazards. These 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. Thus there no risk to homes of Wildfire in the City of Compton

### **FLOODING**

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

The Hansen Dam is 30 miles upstream from Compton. If this dam fails, the water would reach Compton within twenty hours with a depth of one foot. The northern portion of Compton would flood first and then it 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 has a failure, the flooding would reach Compton within eleven hours with a one foot depth. Schools, industrial, commercial, and residential areas would be affected by a Sepulveda Dam failure. The Los Angeles River drops 800 feet to the ocean over its fifty mile course, nearly sixteen feet per mile. This steep decent increases the speed of the water and its danger to citizens. The Federal Emergency Management Agency (FEMA) identifies where property owners are required to carry flood insurance to mitigate the impact of known flood hazards.

Flood insurance was required for the 100-year flood plain of the southern end of the Los Angeles River until 2002 when the US Army Corp of Engineers completed the Los Angeles River Drainage Area (LACDA) flood control project. The purpose was to strengthen and raise the banks of the Los Angeles River and its tributaries against the possibility of a "100-year flood" which once threatened to devastate an 82 square mile area from Pico Rivera to Long Beach, including Compton. As a result, Compton homeowners within the Los Angeles River's 100-year flood plain are no longer mandated by FEMA to purchase flood insurance.

Compton lies in the floodplain of the Los Angeles River and Compton Creek. Between 1811 and 1994, there were 30 floods along the Los Angeles River. A 100-year flood is a flood that has a 1% chance of occurring

every year. Most of the area in the City east of Wilmington Avenue was subject to potential inundation by a 100-year flood from the Los Angeles River, which flows from north to south just inside the eastern border. However, due to the efforts of the US Army Corps of Engineers, this threat no longer exists. 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. The threat of flooding is increased by the “high concentration of impermeable surfaces that either collect water or concentrate the flow of water in unnatural channels”. As a result, localized flooding may occur when storm drains become congested and water collects in the street.

Flood Control and Flood Management in the City of 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 infrastructure. The infrastructure for flood control of the Los Angeles River system includes five major flood control reservoirs operated and maintained by the US Army Corp of Engineers and fifteen dams, 143 sediment entrapment basins and 29 spreading grounds operated and maintained by the Los Angeles Department of Public Works (LADPW). The LADPW also maintains 470 miles of open flood control channels, 2,400 miles of underground storm drains and 70,000 street drains. The open flood channels range in size from 2 to 600 feet in width and from 2 to 40 feet in depth.

## Infrastructure

The City of 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 is ground water from wells located within its boundaries. CMWD is also a member agency of the Metropolitan Water District of Southern California (Metropolitan), and has three connections. CMWD’s 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 Metropolitan Water District flows into four 3.3 million gallon reservoir storage tanks. CMWD overlies the Central Basin, a ground water 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 the City of Compton. Private water companies provide service to the remaining residents.

The service area for CMWD currently includes a broad range of housing types and styles; a range of shopping, professional and commercial services; and light industrial areas. Compton is rapidly emerging as a large industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

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 and approximately 10 wells; 4 active wells and 1 well on standby and 4 that are inactive. In addition, CMWD has rights to six emergency interconnections with the following agencies:

- Park Water Company
- Dominguez Water
- Southern California Water
- Midland Park Water
- City of Lynwood Water
- City of Long Beach Water Department

Over the long-term, urban water demand is a function of climate, land use, population, and institutional factors, all of which affect the amount of water consumed. In the short-term, water demand varies considerably on a seasonal, daily, and hourly basis. Both long-term trends and short-term fluctuations in water demand are significant criteria incorporated in the design of water storage, treatment and distribution systems. Variances in demand are related to a number of factors, including, but not necessarily limited to:

- Temperature and rainfall fluctuations.
- Variations in lawn irrigation use associated with differences in residential density and lot size.
- Variations in the number of persons per household.
- Variations in the concentration of water intensive residential or commercial land uses.
- Differences in greenbelt landscaping requirements.
- Maturity of residential outdoor landscaping.
- Differences in the degree of implementation of water conservation measures.
- Economic growth or recession.

Consumption records indicated that 80% of the yearly consumption is to single family residences. Historically, per capita consumption rates in fully developed areas tend to increase at a low annual growth rate. 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 climactic and economic factors. The implementation of long term water use efficiency measures is credited with reducing per capita use, presently averaging 93.8 GPCD

Summarized in Table 32 are projected values for water consumption in measures of both gallons per day (GPD) and acre-feet per year (AFY). Projections were prepared based on a population projection study prepared by Southern California Association of Governments (SCAG) and the average gallons per capita day water use.

<b>Table 32- Water Consumption</b>		
<b>Year</b>	<b>Gallons Per Day</b>	<b>Acre Feet Per Year</b>
<b>2005</b>	<u>9,111,451</u>	<u>10,207</u>
<b>2010</b>	<u>9,134,056</u>	<u>10,232</u>
<b>2015</b>	<u>9,461,043</u>	<u>10,598</u>
<b>2020</b>	<u>9,783,715</u>	<u>10,960</u>
<b>2025</b>	<u>10,092,599</u>	<u>11,306</u>
<b>2030</b>	<u>10,389,194</u>	<u>11,638</u>

## **Water Reduction Programs**

### **Residential Plumbing Retrofit**

Low-flow showerheads are distributed by CMWD on a continual basis, predominantly during Water Awareness Month. The water savings were calculated based on an estimated 5.56 GPD per device water savings.

CMWD partners with the local fire department, nurseries, landscape designers, contractors, and horticulture growers to educate landowners and promote water efficient landscaping. To improve water use efficiency at public landscapes and greenbelts, CMWD maintains strategic relationships with the school district and parks department. CIMIS-based controllers with soil moisture sensors are also used at all City of Compton parks.

### **High-Efficiency Washing Machine Rebate Programs**

Metropolitan Water District (MWD) coordinates a High Efficiency Clothes Washer (HECW) rebate program on behalf of its member agencies to include the City of Compton. Beginning in 1995, MWD has partnered with agencies including Southern California Edison, and CALFED to offer monetary incentives to customers

for the purchase of water saving washing machines. This program has resulted in more than 93,000 HECW distributions to date.

### **Public Information Programs**

CMWD utilizes several methods to promote water conservation and resource efficiency. CMWD distributes information to the public through bill inserts, brochures, paid advertising, and special events held throughout the year. In 1999, CMWD modified water bills to demonstrate daily water consumption (in GPD). The bills provide a comparison of each customer's water consumption in the previous year to that in the current year for the same billing cycle.

### **School Education Programs**

CMWD works with the local school district to educate students about water conservation and resource efficiency. Programs are targeted to educate students and encourage active involvement in water conservation. An ULFT distribution program is coordinated with local high schools that enable students to attend a workshop on water conservation and leadership. In turn, the students act as team leaders that educate and encourage neighbors and parents to replace their current utilities with low flush toilets. The program also raised \$15.00 for the school per toilet replacement.

### **Risk Management Professionals Commercial, Industrial, and Institutional Programs**

CMWD has identified all large commercial customers within its service area and is encouraging them to take advantage of recycled water where available. Most commercial sites within CMWD are small retail outlets with a single restroom, as with all customers within CMWD, they are encouraged to repair any fixtures that may be wasting water (e.g. running toilets or sinks). CMWD's planning department reviews the building plans to determine the proper meter size determined by Uniform Plumbing Code (UPC) fixture units, and line size for any new residential or commercial construction. CMWD also requires the use of water efficient fixtures before a permit is issued to a new customer. There is an annual review of customers' water use and CMWD also offers on-site follow-up evaluations to customers, to assist in the compliance with these programs. CMWD is also looking into offering rebates for commercial retrofit devices via Metropolitan.

### **Conservation Pricing**

CMWD has a fixed bimonthly service charge, based upon meter size and usage for all customer sectors. During rationing situations such as in the drought years, CMWD utilizes a block rate structure to encourage water conservation. Usage above the water budget is billed at a higher rate equivalent to the penalties imposed on CMWD by Metropolitan for usage above the directed reduction.

### **Water Conservation Coordinator**

CMWD's water conservation coordinator is a function performed for the most part by a combination of existing water department staff working in conjunction with Metropolitan and the school districts. CMWD stresses water conservation via distribution of conservation handouts and information booths at various community events. CMWD has continued to survey the institutions and educators on the number of programs, materials, and attendance at water conservation activities.

### **Risk Management Professionals Water Waste Prohibition**

CMWD adopted a "Water Waste Prohibition," by Ordinance Number 1851 on March 12, 1991, which is actively enforced in drought situations. To enforce Ordinance 1851, CMWD will issue warnings and subsequent citations to customers exceeding the conservation constraints. Flow restricting devices may also be installed for non-complying customers.

### **Residential ULFT Replacement Programs**

In association with Metropolitan, CMWD participates in an ultra-low flush toilet (ULFT) replacement program. The program began in 1995, and offers rebates to existing customers to help improve water use efficiency. Old toilets that are returned to the CMWD are recycled and used as crushed aggregate road base throughout California.

Sewer and street capacity have been also analyzed and found to be adequate to serve the existing and any potential residential redevelopment during the next planning period.

Based on the information above there are no immediate or projected water, sewer or road capacity impediments to providing additional affordable housing

## Housing Costs

The median home price in Compton as of September 2005 was one third less than the median in Los Angeles County. Paramount is the only neighboring city with a lower median home price. Table 33 compares the median home sales price for Compton with that of the nearby cities.

Table 33 Home Prices: Compton and Surrounding Areas (September 2005)	
City	Median Home Price
Carson	\$477,500
Compton	\$335,000
Gardena	\$479,000
Lynwood	\$405,500
Paramount	\$327,000
South Gate	\$417,000
Los Angeles Co.	\$497,000
Source: September 2005 Median Home Prices – California Association of Realtors	

Table 34 compares the housing costs for both apartment rental and SFD rental housing in the City.

Table 34 Rental Rates by Unit Type: City of Compton (May 2005)	
No. of Bedrooms	Monthly Rental Range
<b>Apartment Rental Rates</b>	
Studio	\$499-\$750
1	\$525-\$850
2	\$820-\$1,350
3	\$1,095-\$1,850
<b>Single-family Unit Rental Rates</b>	
1	\$1,200
2	\$1,250-\$1600
3	\$1,425-\$2,000
Source: City of Compton Consolidated Plan 2005-2010, May 2005	



Table 35 outlines the cost for rental housing as summarized in the City’s Consolidated Housing Plan prepared in 2005. Apartment rental rates in Compton are within reach of moderate-income residents, however, single-family home rental rates are not. Low-income residents must either double up or find subsidized housing. Due to the poor economy since 2009 the median price of housing has declined, significantly making accurate estimates of housing costs difficult.

Table 35 Affordable Rental Rates by Income Category: City of Compton (2000)				
Income Group	Median Income	Monthly Affordable Payment	Utilities Allowance	Affordable Monthly Rent
Very Low (0%-50% MFI)	\$0-\$16,510	\$0 – \$459	\$50 – \$100	\$0 - \$409
Low (51%-80% MFI)	\$16,511-\$26,417	\$459 - \$734	\$50 - \$100	\$359 - \$684
Moderate (81%-120% MFI)	\$26,418-\$39,625	\$734 - \$1100	\$50 - \$100	\$634 - \$1050

Source: HUD County Median Family Income Year 2000 based on upper 30% of 2000 Census monthly income

Table 36 itemized the typical cost for rental housing arranged by income group. While housing costs in Compton are lower compared to those of other communities in Southern California, the cost for housing still accounts for a significant share of the average monthly income for most households in the City.

Table 36 Housing Affordability: City of Compton (2000)						
Family Size/Income Group	Income Levels		Housing Costs		Max. Affordable Price	
	Annual Income	Affordable Payment	Utilities	Taxes & Ins.	Home	Rental
<b>Low</b>						
One Person	\$20,850	\$521	\$50	\$200	\$60,323	\$471
Small Family	\$26,800	\$670	\$100	\$200	\$82,284	\$570
Four Person Family	\$29,750	\$744	\$125	\$200	\$93,125	\$619
Large Family	\$32,150	\$804	\$150	\$200	\$100,909	\$654
<b>Moderate</b>						
One Person	\$33,300	\$833	\$50	\$200	\$129,541	\$783
Small Family	\$42,850	\$1,071	\$100	\$200	\$171,517	\$971
Four Person Family	\$47,600	\$1,190	\$125	\$200	\$192,366	\$1,065
Large Family	\$51,400	\$1,285	\$150	\$200	\$207,934	\$1,135

Source: City of Compton 2005-2010 Consolidated Plan.

## Fair Housing

It is important to examine how the City of Compton laws, regulations, policies and procedures will ultimately affect fair housing choice. Fair housing choice is defined, generally, as the ability of people with similar incomes to have similar access to location, availability and quality of housing. Therefore, impediments to fair housing choice may be acts that violate a law or acts or conditions that do not violate a law, but preclude people with varying incomes from having equal access to decent, safe, and affordable housing.

### Fair Housing Law, Policies and Complaint Analysis

The State of California has a fair housing law that is more expansive than the federal Fair Housing Act. The City of Compton does not currently have a local ordinance, but it is subject to the California Fair Employment and Housing Act. The City of Compton provides its citizens with the services of the Fair Housing Foundation of Long Beach (FHF) for the purpose of fair housing education and public outreach. Currently, in the City of Compton, the California Department of Fair Employment and Housing is charged with enforcing the state's Fair Employment and Housing Act.

Between 2005 and 2010, a total of 10 complaints were received and investigated through the HUD Regional Office and State Fair Housing Assistance Program agency. Of the advertisements reviewed, no major violation was found. Generally, most apartment advertisements did include the equal housing opportunity logo in addition to the wheelchair accessibility logo. Including these logos can be a means of educating the home seeking public that the property is available to all persons.

The City of Compton receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) entitlement allocations. During FY 2010-11, the City received \$3,203,998 in federal entitlement funds from the U.S. Department of Housing and Urban Development (HUD) to address the needs, goals, and objectives established in the Annual Action Plan as well as the five-year Consolidated Plan. In terms of affordable housing unit production, the city was diligent in achieving goals stated in the Annual Action Plan.

The City's zoning ordinance and public policies were examined to reveal any current ordinances or policies that impede fair housing. No concerns were noted as a result. Compton adopted an Affordable Housing Density Bonus ordinance in 2007 to use incentives to encourage the production of affordable housing within the city and mitigate some of the barriers to affordable housing listed in the Consolidated Plan.

### Focus Group and Community Input on Impediments to Fair Housing

Focus groups and community meetings were held to collect input on impediments to fair housing. Attendees indicated a need to continue the City's emphasis on mitigating the impacts of discrimination or impediments to housing choice for protected class members, including ethnic and racial minorities, persons with disabilities, renters with past criminal records or prior convictions for sexual abuse related crimes, and those in need of special needs housing or facing evictions, foreclosures and homelessness. Participants wanted greater emphasis on preventing discrimination and preferences based on race and ethnicity. They cited increased perceptions that some industry representatives routinely violate fair housing law and the "first come first served" policy to advantage person of the same race or ethnicity of the majority living in a rental complex or neighborhood in acquiring housing participants voiced support for continued emphasis on credit education and housing consumer counseling. Increased financial literacy courses taught in high schools were seen as solutions as well. They also cited the need for additional funding for fair housing outreach, education and enforcement to landlords, and homeowner associations and other likely violators of fair housing law. Participants emphasized the need for increased project based rental assistance and the overall allocation of Section 8 Vouchers due to increased demand for rental assistance.

### Home Mortgage Disclosure Act (HMDA) Data Analysis

The Federal Financial Institutions Examination Council (FFIEC) gathers data on home mortgage activity from the federal agencies that regulate the home mortgage industry. The data contain variables that facilitate analysis of mortgage lending activity, such as race, income, census tract, loan type, and loan purpose.

An analysis of home mortgage disclosure act data did not provide conclusive evidence of fair housing impediments; the data tend to suggest that redlining may be occurring in some of the low-income census tracts in the county and the city. While it is expected that low-income applicants would not have a very high success rate in their loan applications, within the low-income census tracts even high-income applicants showed a poor success rate. It would appear that lenders might be reluctant to lend in those communities.

In the county and the city, the least success in lending was found in the refinance loan sector and the highest success was found in home purchase loan sector. Refinance loans were the most frequent loan type in the city and the county.

Overall, the origination rates among Whites were higher than minorities in home purchase, home improvement and refinance loans. Although Hispanics and African-Americans accounted for higher number of applications than Whites, the percentage of loan originations were significantly lower compared to their percentage in population in the county and the city.

Overall, the mortgage markets seem to have peaked in 2000 and 2001. Opportunities still exist for borrowers to buy housing or refinance existing higher interest loans. Rising interest rates appear to be having an impact on lending activity in the city, with the number of applications slowing in recent years. In the county and the city, the least success in lending was found in the refinance loan sector and the highest success was found in home purchase loan sector. Refinance loans were the most frequent loan type in the city and the county.

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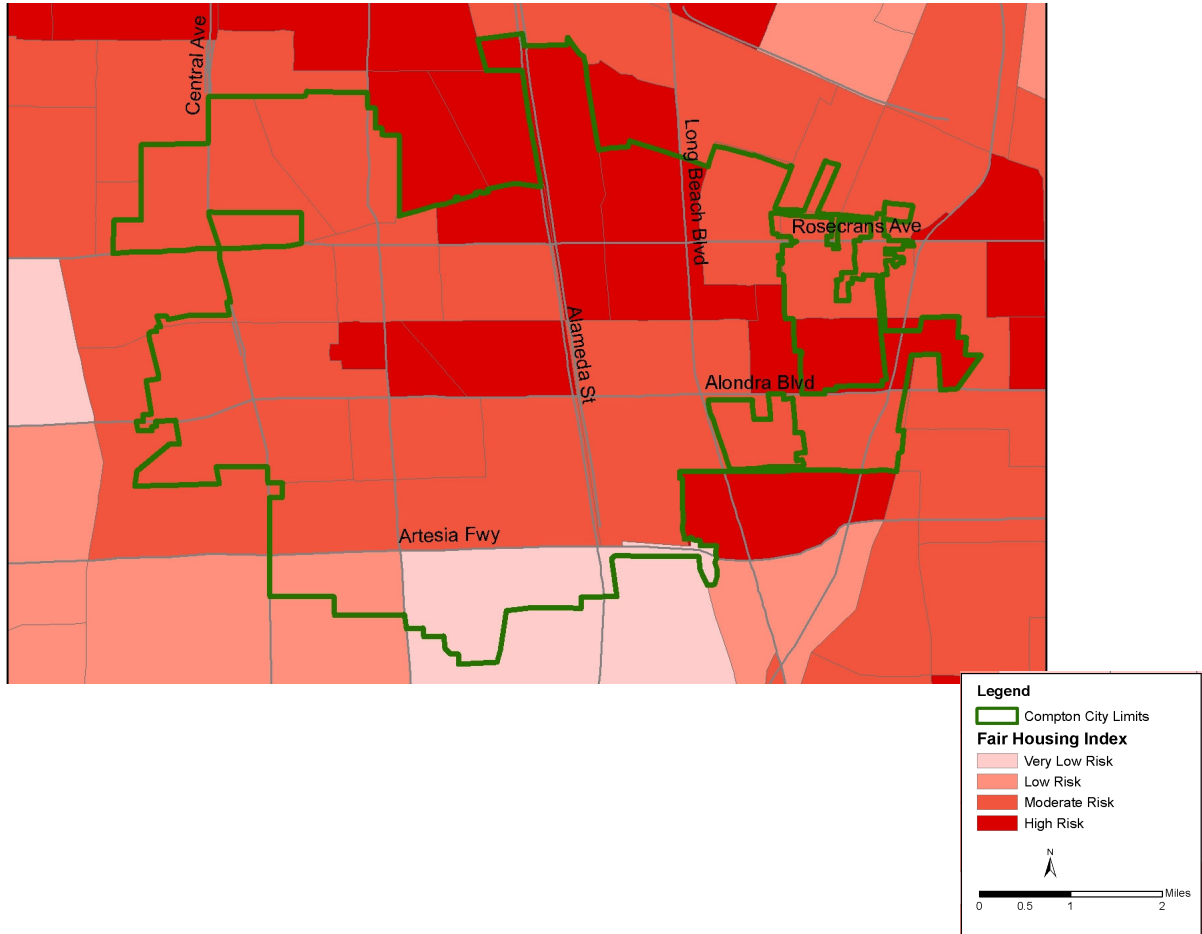
## **Fair Housing Index**

The Fair Housing Index is a measure developed specifically for Analyses of Impediments to Fair Housing. The index combines the effects of several demographic variables with Home Mortgage Disclosure Act (HMDA) data and maps the results by census tract.

As indicated on Exhibit 3-4, the census tracts designated as having High Risk of having fair housing problems are concentrated in the central and northeastern census tracts in Compton. Most of the census tracts in the city have Moderate Risk of having fair housing problems. The areas of high to moderate risk may contain the older housing stock, more likely in poor condition, with lower housing values and rents, and are primarily occupied by minority households that have higher percentages of households headed by females with children than that of other census tracts or areas. There is a higher than average unemployment rate and lower than average level of educational attainment.

### EXHIBIT 4 FAIR HOUSING INDEX (2000)

SOURCE: U.S. CENSUS BUREAU



## 5. PROGRESS IN ACHIEVING PREVIOUS HOUSING OBJECTIVES

As part of the periodic review of the housing element, the City of Compton is required to evaluate its progress toward achieving the goals contained in the previous element. The City's previous element anticipated that a total of 722 new units would be constructed during the 2000 – 2005 planning period. Of these newly constructed units, 330 units would be for lower income households and 140 units would be for moderate income households. The City's goal for rehabilitated units was 400 and for Section 8 rental assistance was 997 households, and up to 290 qualifying households would receive first time homebuyer assistance. In addition, 313 units of at-risk housing would be preserved for very-low income households.

Table 37 shows the quantifiable housing objectives in the previous Housing Element along with the achieved results. With the exception of rental assistance the City did not come close to achieving its targets. While developing the goals, policies, and implementation plan for this Housing Element, staff carefully reviewed the roadblocks to success during the 2000-2005 period and has developed annual targets to avoid a repeat. In addition, the housing element has been developed in concert with the objectives for the Comprehensive Plan for Community Development Block Grant funding as well as the Impediments to Fair Housing to leverage all of the City's resources dedicated to providing affordable access to housing.

Table 37 only quantifies the new housing that completed construction during the 2000 – 2005 planning period. A significant number of projects were initiated during this period and were completed after 2005. They are reflected in Table 30 below having been completed in the current planning period.

The Government Code, in Section 65588 (a) (2) indicates that the information documenting the results of the previous Compton Housing Element's policies should be quantified wherever possible. The majority of the goals and policies included in the previous Housing Element have been included in this element. Table 38 indicates those policies that were reworded and indicated the corresponding policies that have been included in this element.

Table 37 Progress in Achieving Housing Objectives, 2000 – 2005											
Income Category	New Housing		Rehabilitated. Units		Rental Assistance		Preservation of At-Risk Units		1st-time Homebuyer Assistance		Minor Repair
	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Actual
Very Low-Income	210	0	300	0	997	803	313	0	0	0	0
Low-Income	120	21	75	10	0	0	0	0	218	0	88
Moderate-Income	140	10	25	17	0	0	0	5	72	36	0
Above Moderate	252	15	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>722</b>	<b>31</b>	<b>400</b>	<b>27</b>	<b>997</b>	<b>803</b>	<b>313</b>	<b>5</b>	<b>290</b>	<b>36</b>	<b>88</b>

Source: City of Compton

The results shown in Table 37 reflect that the ongoing Housing Goals and Objectives/Policies for the 2000 – 2005 planning period were for the most part achieved, except for the housing goal of building 722 general units was not achieved due to the lack of available vacant land of sufficient size in the City or land potentially available to redevelopment to attain this goal. Looking back it is clear that the goal were too optimistic. The City's goal and ability to effectively assist in the rehabilitation of 400 units was also overestimated. Rental assistance was the one area where the City was able to come close to the attainment of a set goal helping 803 out of 997 units.

The last remaining developable land in the City is the Brickyard site where potentially 1,300 units could be built. This site is a mixed use site and will provide the City with an opportunity to include low income units into the development. The recent dissolution of Redevelopment Agencies has brought into confusion the set aside funds they use for low income residential units. Presently, the plan is for the City Housing Authority will take over all of the Redevelopment Agency housing programs. The City will continue their Housing

Authority to work with new and existing multi-family property owners to participate in various programs to provide affordable housing. The development of the new Housing Goals and Policies were reviewed for both utility and their realistic potential to achieve success in the new Housing Element

Table 38 Evaluation of Past Housing Element Goals and Policies			
Goal	Objective/Policy	Result	Evaluation
<p>Goal 1 Maintain and enhance the quality of residential neighborhoods in Compton, and conserve the existing supply of affordable housing.</p>	<p>Use the City’s housing code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Compton.</p>	<p>Numerous violations notices for unsafe structural conditions and illegal construction have been issued and corrected.</p>	<p>Goal/Objective was reworded and retained</p>
	<p>Replace severely deteriorated units with sound, quality housing which meets the needs of residents displaced by unit demolition.</p>		<p>Policy was retained</p>
	<p>Continue to implement existing rehabilitation programs which provide financial and technical assistance and incentives to property owners/tenants to correct housing deficiencies.</p>	<p>Continued financial assistance to property owners/ tenants to correct housing deficiencies is offered.</p>	<p>Policy was retained.</p>
	<p>Avoid concentration of low and very low income housing in any single portion of the City. Promote mixed income housing projects.</p>	<p>The City disperses low income residential units throughout the City avoiding concentration</p>	<p>Policy was modified and retained.</p>
<p>Goal 2.0: Encourage adequate provision of a wide range of housing by location, type of unit, and price, to meet the existing and future needs of City residents.</p>	<p>Encourage the provision of a wide range of housing types and prices. Inform cited residents/owners of available City grant and loan programs available to assist financially in the acquisition of housing. Compton has a wide range of housing unit types and price points</p>	<p>The CRA and Housing Authority manage several rental assistance and home ownership programs to meet the housing needs of the residents.</p>	<p>Goal was reworded and retained.</p>
	<p>Preserve “at-risk” affordable units through monitoring, working with potential non-profit purchasers/managers, identifying means to transfer ownership, or refinancing mortgage revenue bonds.</p>	<p>The Housing Authority will continue to work to preserve at risk housing and create new low income housing opportunities.</p>	<p>Policy was modified and retained.</p>
	<p>Implement relocation and replacement housing plans as required.</p>		<p>Policy was modified and retained.</p>
	<p>Relocate non-conforming residential uses from redevelopment project areas to appropriate sites within residential neighborhoods.</p>	<p>When feasible non-conforming residential is removed from use in redevelopment and industrial areas.</p>	<p>Policy was retained</p>
	<p>Target a portion of future Redevelopment Agency housing set-aside funds to providing housing adequate in size for large family households.</p>	<p>The CRA no longer exists.</p>	<p>Policy was eliminated.</p>

**Table 38 continued  
Evaluation of Past Housing Element Goals and Policies**

Goal	Objective/Policy	Result	Evaluation
<p>Goal 3.0: Provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.</p>	<p>Initiate CRA redevelopment of very low and low income housing units.</p> <p>Provide a wide range of residentially zoning land to accommodate the Regional Housing Needs of the City.</p> <p>Facilitate the development of affordable housing by offering developers incentives such as: 1) low interest or tax exempt financing; 2) City participation in on- and off-site public improvements; and 3) write-downs.</p> <p>Adopt Zoning Ordinance provisions which comply with the State's density bonus requirements and establish guidelines for evaluating projects submitted thereto.</p> <p>Implement land use policies which allow for a range of residential densities, including low density single-family uses, moderate density town homes, and higher density apartments and condominiums.</p> <p>Provide for the conversion of the following sites to residential use:</p> <ul style="list-style-type: none"> <li>• Burrell-MacDonald Park (southern portion only)</li> <li>• Tragniew Park (a portion)</li> <li>• Raymond Street Park</li> <li>• Harriet Tubman School</li> <li>• Vacant School District site on Central Avenue</li> <li>• Atkinson Brickyard</li> </ul> <p>Perform thorough environmental review of all industrial development proposals planned near residentially zoned land.</p> <p>Coordinate with local social service providers to address the needs of the City's homeless population, and homeless men in particular.</p> <p>Encourage development of housing for the elderly by offering density bonus and other zoning incentives, such as reduced parking, reflective of the elderly's specific needs.</p>	<p>The City provides a range of residential zoning allowing a range of density from 1 to 34 du/ac. As a result the City has met and exceeded its RHN of 69 du.</p> <p>The General Plan Land Use Element designates several sites for single and multi-family development.</p> <p>The City adopted the state regulations for density bonus requirements. All residential projects requesting a density bonus are subject to it.</p> <p>Every residential project is required to comply with the CEQA</p> <p>The Housing Authority administers the emergency shelter grants and housing programs.</p> <p>Two senior housing projects have been completed during the past planning period to meet the needs of the elderly.</p>	<p>Goal was achieved and eliminated</p> <p>Policy was modified and retained.</p> <p>Policy was modified and retained.</p> <p>Policy was retained.</p> <p>Policy was retained</p> <p>Policy is no longer in effect and was eliminated.</p> <p>Policy was retained.</p> <p>Policy was modified and retained.</p> <p>Policy was retained</p>

Table 38 continued Evaluation of Past Housing Element Goals and Policies			
Goal	Objective/Policy	Result	Evaluation
Goal 4.0: Eliminate conflicts between residential and non-residential uses.	<p>Reduce existing and prevent future intrusion of residential land uses into industrially zoned areas and buffer residential uses abutting industrial uses.</p> <p>Encourage residential development in areas designated for Mixed Use where it would not conflict with commercial or industrial land uses. Rezone commercially and industrially zoned land that could be more appropriately developed for residential uses. 11+</p> <p>Require new residential projects adjacent to commercially and industrially zoned properties to incorporate adequate buffers into site plan design.</p>	<p>The City does not approve any zone changes nor permits and new residential zoning to abut industrial zoning or land uses. New General Plan land use designations and zoning categories are being implemented to phase out existing incompatibilities and create new buffer zones and development standards.</p>	<p>Goal was retained.</p> <p>Policy was eliminated as land use designations have been adjusted and zoning will be updated after General Plan is approved,</p> <p>Policy was retained.</p>



**Table 38  
Evaluation of Past Housing Element Goals and Policies Cont.**

Goal	Objective/Policy	Result	Evaluation
Goal 5.0: Provide increased opportunities for homeownership.	<p>Continue to inform the public of the home ownership financial assistance programs available. Target first time home buyers with down payment assistance.</p> <p>Continue to implement existing rehabilitation programs which provide financial and technical assistance and incentives to property owners/tenants to correct housing deficiencies.</p>	<p>The City of Compton has a 56% homeownership rate according to the 2000 census. This is one percent higher than the County average.</p> <p>The city will continue to promote homeownership through various programs.</p>	<p>Goal was modified and retained.</p> <p>Policy was retained.</p>
Goal 6.0: Promote equal opportunity for all residents to reside in housing of their choice.	<p>Inform potential home buyers and renters and property owners of the federal anti-discrimination / housing laws. Follow the recommendations contained within the Analysis of Impediments to Fair Housing.</p> <p>Provide favorable house purchasing options to low and moderate income households, such as interest rate write downs, down payment assistance, and mortgage credit certificates.</p> <p>Rehabilitate FHA foreclosed units with the intent of reselling the units to first-time home buyers and low and moderate income owner-occupants</p> <p>Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Foundation to enforce fair housing laws, and provide tenant/landlord counseling.</p> <p>Provide fair housing services to Compton residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.</p> <p>Implement action items identified in the City's Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Compton.</p> <p>Encourage development of residential units accessible to disabled persons or adaptable for conversion to residential use by disabled persons.</p>	<p>Both the CRA and the Housing Authority regularly inform the community of the current anti-discrimination laws</p> <p>The City offers various housing programs for first time buyers, as well as rehabilitation loans. The City cooperates with any public / private organization or government entity to promote fair housing.</p>	<p>Goal was modified and retained.</p> <p>Policy was modified and retained.</p> <p>Policy was modified and retained.</p> <p>Policy was incorporated into Policy 5.2 in</p> <p>Policy was modified and retained.</p> <p>Policy was retained.</p>

Table 39 shows the accomplishments of the Housing Programs administered by the City between the years 2008 through 2011. This table shows the several Housing Programs for various fiscal years and the actual accomplishments of each program for each year. This table is different from Table 38 which shows the Goals of the last Housing Element and the City's success in implementing those goals as well as whether the goal was deleted from the new Housing Element or retained. Both tables may have overlapping information, but Table 40 is not intended to address Housing Element Goals but more specifically certain programs.

Table 39						
Housing Program Accomplishments: 2008 – 2011						
Housing Program	2008 / 2009		2009 / 2010		2010 / 2011	
	Target	Actual	Target	Actual	Target	Actual
Housing Rehabilitation Program – Deferred Equity Loan Program (DEL)	11 Households	25 Households were assisted with low Cost Housing funds	Seven (7) Households	Seven (7) households were assisted with HOME funds.	201,984	201,984
Housing Rehab Program-Fix-It Grant Program			Twenty-five (25) Households	Twenty-one (21) households were assisted with HOME funds.	51,713	51,713 14 housing units
First time Home Buyer	11 Households	13 households were assisted with HOME funds. 23 households were assisted with low cost housing funds	Four (4) households	Four (4) households were assisted with HOME funds and five (5) households were assisted with Low Cost Housing funds.	400,000	400,000 4 units
CHDO						
Alameda Court	Two Housing Units	28 housing units were constructed.		28 housing units; five (5) of which were set-aside affordable.		
Seasons at Compton		0 affordable senior housing units were constructed	Thirty (30) housing Units	Seasons at Compton, which will provide eighty-four units (84) affordable senior housing units.	221,100	221,100 0 units
Fair Housing	300 People	232 people were assisted 16 people were assisted with fair housing complaints 253 people attended education and outreach events	200	232 people were assisted with landlord/tenant services 20 people assisted with fair housing services 247 people attended education services	15,0000	15,000 222 people
Total						

Source: City of Compton

Table 40				
ESG Homeless Programs 2008 / 2009				
Program	Allocated	Expended	Goals	Accomplishments
Compton Welfare Rights Organization	ESG: \$50,778.46	ESG: \$50,778.46	200 People	One hundred eighty one (181) homeless women and their children were assisted
Ms. Essie's House of Faith	ESG: \$ 0	\$37,005.14	150 People	One hundred ninety five (195) homeless people were assisted

Table 40				
ESG Homeless Programs 2009 / 2010				
Program	Allocated	Expended	Goals	Accomplishments
Compton Welfare Rights Organization	ESG: \$32,355	\$32,355.00	240 People	. One hundred fifty-eight (158) homeless women and their children were assisted.
Ms. Essie's House of Faith	ESG: \$29,000	\$4,825.57	100 People	This Shelter closed its doors in FY 2009-10. Unexpended funds will be reallocated in FY 2010-11.
Peace and Joy Care Center	ESG: \$30,000	\$0	135 People	This project will be implemented in FY 2010-11.

Table 40				
ESG Homeless Programs 2010 / 2011				
Program	Allocated	Expended	Goals	Accomplishments
Compton Welfare Rights Organization	\$46,659	\$46,095	200 People	393 people
Peace and Joy Care Center	\$43,970	\$43,970		

## 6. PROJECTED REGIONAL HOUSING NEEDS ASSESSMENT

A major focus of the Housing Element is to identify strategies, programs, and sites that will enable Compton to meet its assigned Regional Housing Needs Assessment (RHNA) requirements. For the City of Compton, the regional housing need is determined by the Southern California Association of Governments (SCAG) pursuant to Section 65584 of the Government Code and is based upon an overall regional housing need number established by the State. The assigned RHNA for the City calls for a total of 69 units to be provided during the current planning period.

- The *Extremely Low Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area. For the 2006-2014 planning period, the City's RHNA for *extremely low income* households is 8 units.

- The *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area. For the 2006-2014 planning period, the City's RHNA for *very low income* households is 8 units.
- The *Low Income* households earn from 51% to 80% of the median. For the 2006-2014 planning period, the City's RHNA for *low income* households is 10 units.
- The *Moderate Income* groups earn from 81% to 120% of the median. For the 2006-2014 planning period, the City's RHNA for *moderate income* households is 13<sup>5</sup> units.
- The *Above Moderate* households earn over 120% of the median income. For the 2006-2014 planning period, the City's RHNA for *extremely above moderate* households is 30 units.

The RHNA applicable to the City is summarized in Table 41. A substantial amount of new housing has been constructed, entitled, or is in the planning review process. During the current planning period (since 2006), a total of 645 units have been constructed, approved, or are currently undergoing review. Furthermore, 158 units are designated for lower-income households for seniors as well as persons that are developmentally disabled.

As indicated previously, those households that have incomes of 30% of the County median would fall into the extremely low income category. Based on the 2009 income limits, an extremely low income household would have the following household incomes: a one person household with an annual income of \$16,650 or less; a two person household with an annual income of \$19,050 or less; a three person household with an annual income of \$21,400 or less; and a four person household with an annual income of \$23,800 or less.

The HCD indicates that the projected need for extremely low income households may be calculated by assuming that such households represent 50% of the very low income households. In other words, the future house need for extremely low income households in Compton is projected to be 168 households.

Table 41 RHNA for the City of Compton January 2006 - June 2014		
Income Category	No.	Percent
Extremely Low Income	8	11.5%
Very Low Income	8	11.5%
Low Income	10	14.5%
Moderate Income	13	17.4%
Above Moderate Income	30	43.5%
Total Need - Future Housing	69	98.4%
Source: Southern California Association of Governments, July 12, 2007		

<sup>5</sup> This target was increased to 13 to balance the total RHNA requirement of 69.

## 7. ADEQUATE HOUSING SITES INVENTORY

The assigned RHNA for the City calls for a total of 69 units to be provided during the current planning period. A substantial amount of new housing has been constructed, entitled, or is in the planning review process. As a result, the City is in a unique position of having already achieved its required housing allocation.

### Residential Units Provided in the Current Planning Period

The RHNA for the City calls for a total of 69 units to be provided during the current planning period. The RHNA goal has been met and exceeded. During the current planning period (since 2006), a total of 645 units have been constructed, approved, or are currently undergoing review. Table 30 shows the strategies employed to deliver 260 housing units since 2006 and to have an additional 186 projected to complete construction in 2011. During this planning cycle, the City of Compton has been involved in a number of projects identified in Table 35. The status of the major developments is summarized below:

- Alameda Court, LLC Project. The Disposition and Development Agreement between the Agency and the Developer provides that the Agency sell to the Developer an approximately 55,661 square foot site for the development of 28 two, three, and four bedroom for sale town homes units, including live-work units allowing for a home office, with attached garages; a common outdoor area; and a community center of approximately 1,550 square feet. Five units were set aside for low-income families. The five units were funded with \$800,000 of HOME funds given to the developer to set aside the five units. The basis for affordability for these units is the Los Angeles County Median income. The City classifies very low, low and moderate income individuals and families as those with yearly incomes up to \$55,111.
- The Seasons at Compton project is a senior housing project providing 30 units with restrictions on age and income. Of the 30 units within the project located within the City, nine units are for very low income persons, 14 units are for low income persons and six units for moderate income persons. A prospective resident must be at least aged 55 yrs or older and have a maximum income of 50% or below the county median income. The units are deed restricted and range in style from Studio to 1 bedroom. The project will be complete by July 2011.
- The Compton Senior Apartments is a senior housing project providing 74 units with restrictions on age and income. A prospective resident must be at least aged 55 yrs or older and have a maximum income of 80% or below the county median income. The units are deed restricted and range in style from Studio to 1 bedroom. The project will be complete in about a year and a half, (December 2013).
- 2301-2307 W. Compton Blvd. This project consists of a 4-unit apartment complex. This project is in plan check.
- 930 W. Compton Blvd. This project is a 41-unit planned unit development. This project is in plan check.
- 509 N. Tamarind Ave. Willow Walk Condominiums. This project consists of 128 condominium units located within a mixed use gated community. This project is under construction.
- 202 S. Rose Avenue. This project is a 4-unit apartment complex that is in plan check.
- 205 N. Willow Street. This project is an 8-unit apartment complex that is in plan check.
- 809 E. Pine Street. This project is an 8-unit townhome development that is in plan check.
- 1409 W. 130<sup>th</sup> Street. This project is a 4-unit apartment complex that is in plan check.

- 950 W. Alondra Boulevard. This project is a 28-unit townhome development that is under construction.

See table 42 for current construction status of these projects.

RHNA UNITS BUILT, UNDER CONSTRUCTION AND/OR COMPLETED TABLE 42							
Project Name	Status: Approved, Under Construction, Completed	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price (2) Rent price (3) Type of Subsidy
			VL	L	M	AM	
Seasons at Compton	Completed – Final CO issued	30	9	14	6	1	(3) Deed Restricted
Compton Senior Apartment	Under Construction	74	8	66	0	0	(3) Deed Restricted
Alameda Court 501 S. Alameda St.	Completed - No Final CO	28	0	5	0	23	
2301-2307 W. Compton Blvd	No Final CO	4	0	0	0	4	
930 W. Compton Blvd	No permit issued	41	0	0	0	41	
Willow Walk Condo 509 N. Tamarind Ave	Completed – Final CO issued	128	0	12	21	95	(1)
202 S. Rose Avenue	No Final CO	4	0	0	0	4	
205 N. Willow Ave.	No Final CO	8	0	0	0	8	
809 E. Pine Street	No Final CO	8	0	0	0	8	
1409 W. 130 <sup>th</sup> Street	Completed - Final CO issued	4	0	0	0	4	
950 W. Alondra Boulevard	No Final CO	28	0	0	0	28	

The map in Exhibit 3-7 shows the new residential land uses defined in the Land Use Element and included below.

**Table 43  
RHNA Needs Status**

Income Category	A	B	A-B
	New Construction Need	Units Built, Under Construction or Approved	Remaining Need
Very Low (0-50% of AMI)	8	17	0
Low (51-80% of AMI)	10	97	0
Moderate (81-120% of AMI)	13	27	0
Above Moderate (over 120% of AMI)	30	216	0
<b>TOTAL UNITS</b>	69	<u>357</u>	0

**Units currently at risk for 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.

Ten developments in the City have received mortgage assistance through the Federal Government and/or State of California. These Ten developments listed in Table 44 indicate the name, location, government assistance, affordability controls, and other pertinent information for the government-assisted projects within the City.

The use restrictions for Section 8 new construction opt-out contract, attach to the properties' when the market rate mortgage was issued at the time the contract was entered into by the property owner. The Section 8 contract guarantees, for the term of the contract that units covered by the contract are rented to lower income senior citizens. The low income senior citizen pays 30% of his/her adjusted gross monthly income to the owner or manager while HUD pays the difference between the rent paid by the tenant and the market rate rent. Market rate rents are determined and reviewed on a yearly basis by HUD.

In the event the owner successfully opts-out of the Section 8 contract the previous low-income senior rental-housing units would no longer be included in a federal program to guarantee reduced rents.

Since six of the ten projects listed in Table 44 are at risk of going market rate during the next five years. To terminate the contract the property owner must filed a Notice of Intent with HUD, to opt-out of the Section 8 contract. So far the City has not received a notice that any of the nine assisted units will terminate their contracts and go market rate.

**Assessed Conversion Risk**

The total number of units at risk of going market rate during the next five years is 317 divided up among nine properties. According to the California Housing and Community Development publication, approximately 15 to 20 percent of at risk properties will opt out of the assisted housing programs for a variety of reasons. This means that approximately 47 to 63 units is the real number of at risk units that the City needs to work toward providing in the event the anticipated 15% to 20% of existing property owners opt out.

Therefore, the City is working on three projects that are in the development stage totaling 244 new units. These projects include Willow Walk, Alameda Court, and Seasons at Compton projects.

<b>Table 44 Assisted Housing Projects in Compton</b>						
<b><u>Project Name/Address</u></b>	<b><u>Types of Government Assistance</u></b>	<b><u>Terms Control</u></b>	<b><u>Earliest Conversion*</u></b>	<b><u>Number of Units**</u></b>	<b><u>Tenant Type</u></b>	<b><u>Current Owner</u></b>
<u>SANTA FE APARTMENTS</u> <u>1912 N. Santa Fe Ave</u> <u>Compton, Los Angeles, CA.</u>	<u>LMSA</u> <u>S8</u>	236(j)(1)	<u>06/30/2010</u>	79*	<u>Family</u>	
<u>DOUGLAS PARK APTS</u> <u>121 W Rosecrans Ave</u> <u>Compton, Los Angeles, CA.</u>	<u>Sec 8 PRAC</u> <u>202/811</u>		05/31/2011	72*	<u>Family</u>	
<u>WHITFIELD MANOR</u> <u>12600 S. Compton Ave</u> <u>Compton, Los Angeles, CA</u>	<u>LMSA</u> <u>S8</u>	236(j)(1)	<u>09/30/2011</u>	40*	<u>Family</u>	
<u>ST TIMOTHY'S TOWER</u> <u>425 S. Oleander Ave</u> <u>Compton, Ca</u>	<u>LMSA</u> <u>S8</u>	236(j)(1) /202	09/30/2014	112*	<u>Senior</u>	
<u>ST. TIMOTHY'S MANOR</u> <u>415 S. Oleander Ave</u> <u>Compton, CA</u>	<u>LMSA</u> <u>S8</u>	202	09/30/2014	21*	<u>Senior</u>	
<u>E. BOYD ESTERS MANOR</u> <u>1101 N. Central Ave</u> <u>Compton Ca.</u>	<u>LMSA</u>	202	06/07/2013	50*	<u>Senior</u>	
<u>PARK VILLAGE APARTMENTS</u> <u>601 W. Corregidor Street</u> <u>Compton, CA.</u>		207/223(f)	10/01/2039	164	<u>Family</u>	
<u>NEW WILMINGTON ARMS 2</u> <u>700 W. Laurel Street</u>	<u>S8</u>	<u>236(j)(1)</u>	04/30/2021	164	<u>Family</u>	
<u>SOUTH BAY RETIREMENT RESIDENCE</u> <u>1001 W. Cressey Street</u>	<u>Section 202/811</u> <u>PRAC 202/811</u> <u>S8</u>		01/31/2016	74	<u>Senior</u>	
<u>WARWICK TERRACE APT</u> <u>14921 S. Compton</u>	<u>S8</u>		Annual Renewal	103	<u>Family</u>	
During the next ten years 448 units will be at risk of going market rate. * 295 units are at risk during the next 5 years. Source: Planning Department, City of Compton 2011.						



## Preservation of At Risk Housing Program

In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower-income households. A total of 317 units in nine HUD-assisted projects are at-risk of conversion to market-rate prior to 2015. The City's objective is to either retain or replace as low-income housing all at risk units in the City. The Planning and Economic Development Department will implement the following programs on an ongoing basis to conserve its affordable housing stock.

- a. **Monitor Units At-Risk** - SANTA FE APARTMENTS, WHITFIELD MANOR, and ST TIMOTHY'S TOWER APT are all eligible to prepay their remaining HUD-insured Section 236 loans and opt out of low-income use restrictions any time. Section 8 subsidies for units in the four other projects are renewed on short-term basis and may not be renewed in the future due either to lack of funding at the HUD level or owner decision to opt out of the Section 8 program. In addition, the SANTA FE APARTMENTS has a Section 8 contract that expired before the end of 2010. The City will continue to monitor these apartments annually.
- b. **Work with Potential Purchasers** - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City should actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers. The City will update this list annually.

There are a number of housing providers that have been identified by the State HCD as candidate entities that could assume responsibility for the at-risk housing should they be converted to market rate units:

- Community Development & Preservation, LLC;
  - MBK Management Corporation;
  - Community Rehabilitation Services, Inc.;
  - East Los Angeles Community Corporation
  - FAME Housing Corporation;
  - Los Angeles Center for Affordable Tenant Housing;
  - Los Angeles Housing Partnership, Inc.;
  - Los Angeles Low Income Housing Corp. (LALIH); and,
  - The East Los Angeles Community Union (TELACU).
- c. **Tenant Education** - The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.
  - d. **Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List** - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.

**Five-Year Objectives:**

- Preserve all 317 units in the nine at-risk properties.
- The City will monitor, every three months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units.
- The City will annually identify and meet and pursue funding with non-profit organizations as potential purchasers/managers of at-risk housing units.
- As part of coordination with non-profit partners, the City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- The City will provide tenant education within 30 days of a notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties.

<b>Table 45</b>	
<b>PURCHASE AND REHABILITATION COSTS FOR EXISTING UNITS</b>	
<u>Cost/Fee Type</u>	<u>Cost Per Unit</u>
<u>Land &amp; Improvements Acquisition</u>	\$90,000
<u>Rehabilitation*</u>	\$25,000
<u>Financing/Other</u> (4% @ 30 yr.)	\$82,649.93
<u>Total Estimated Per Unit Cost</u>	\$197,649.93

\* Lead paint removal, heating, appliance, window, and flooring replacement

<b>Table 46</b>	
<b>NEW CONSTRUCTION/REPLACEMENT COSTS_ (850 sq ft multi-family ) unit</b>	
<u>Cost/Fee type</u>	<u>Cost Per Unit</u>
<u>Land Acquisition</u>	\$30,000
<u>Construction</u>	\$109,650
<u>Financing/Other</u> (4% @ 30 yr.)	\$100,365.77
<u>Total Estimated Per Unit Cost</u>	\$240,015.77

The replacement cost for the subsidized at risk developments would be prohibitive. In general, the cost for new land in the city is \$18 a square foot. The actual construction cost for residential development ranges from \$118 a square foot up to \$129 a square foot. The total projected replacement cost for the at-risk units is identified in Table 46 above. This figure assumes that a minimum 5,000 square foot multi-family lot would be required and each unit would have a total floor area of 850 square feet (two-bedrooms). The land cost would total approximately \$90,000 (assuming \$18 per square foot) while the construction cost would total approximately \$109,650 (assuming \$129/square feet by 850 square feet per unit \$109,650). The financing cost for each unit would be \$100,365 at 4% for 30 years. The total cost to construct a new 850 square foot multi-family unit would be \$240,015. The total rehabilitation cost per unit would be \$197,649 as illustrated in

Table 45. Therefore, it is more cost-efficient to preserve existing affordable units than it is to build replacement units.

### Successor (Redevelopment) Agency Owned Sites

Table 47 indicates those sites that are presently owned by the City of Compton. These sites are presently zoned non-residential and have different existing General Plan land use designations. However, the new Land Use Element of the new General Plan 2030 will re-designate all of the sites listed in Table 47 to residential land uses. Moreover, upon adoption of the General Plan 2030, the City of Compton will undertake a zoning consistency program to rezone a variety of properties whose zoning is not consistent with the adopted Land Use Element including all of the properties listed in Table 47. These properties could accommodate up to 228 units based on a density of 30 units per acre. This density formula corresponds to that identified by the State legislature for urban areas. The CRA is solely responsible for development of these areas and is core objective of the agency. As funds become available they will continue to facilitate additional developments.

The sites shown in Table 47 can certainly be consolidated through the subdivision process if warranted. Each site will be viewed within the context of the sites' location, the configuration of the associated lots and project site design. The subdivision process typically occurs at the time of project entitlement because this allows for the most efficient design of lots that would accommodate the proposed location of improvements, accesses and easements.

The sites listed in Table 47 will also become uses by-right under the proposed Zoning Consistency Program planned for the spring of 2012. When the new zoning ordinance is written these land uses will become uses by right as will all single family and multi-family uses that meet the minimum code requirements. Densities will meet the multifamily minimum of 20 dwelling units per acres however due to each sites' size the smaller sites may have less total units onsite.

The City's methodology is to use the Los Angeles County median income as the basis for determining which units will available to the various income groups whether as a rental or a for sale unit. The projected unit count for each site shown in table 35 is based on a minimum lot area of 1,500 square feet per unit as specified in the zoning ordinance for Residential High Density (RH).

Table 47 Sites Currently Owned by the City of Compton January 2006 - June 2014							
Address	Land Area	Existing Zoning	Existing Land Use	Min. Lot area per unit.	New Land Use	Proposed Zoning	Potential Development <sup>6</sup>
302 N Tamarind	77,101 sq. ft.	Limited Commercial C-L	Vacant Land	1,500	Multifamily	Multi-Family	51 units
415 W. Compton Blvd.	6,696 sq. ft.	Limited Commercial C-L	Vacant Land	1,500	Mixed Use	Multi-Family	4 units
106 E. Cedar St.	7,497 sq. ft.	Limited Commercial C-L	Vacant Land	5,000	Single Family	Single Family	1 units
13800 – 13900 McKinley Avenue	284,192 sq. ft.	Heavy Manufacturing	Vacant Land	1,500	Mixed Use	Multi-Family	189 units
Total Units							245 units
Source: City of Compton, 2011							

<sup>6</sup> Based on a density of 30 units per acre

## 8. HOUSING PROGRAMS 2006-2014

### QUANTIFIED HOUSING OBJECTIVES

Compton's quantified objectives for new housing during 2006 – 2014 are listed in Table 48 by housing strategy. Definitions and examples of each housing strategy are provided below.

#### #1: Down Payment Assistance to First Time Homebuyers

- Willow Walk Project: The Disposition and Development Agreement between the former Compton Community Redevelopment Agency and the Developer provided that the Agency sell to the Developer an approximately 6.5 acre site for the development of 128 for sale residential town homes with tandem garages and interior park space. The City provided down payments assistance to 21 Moderate and 12 Low Income First Time Homebuyers in the form of gap financing to subsidize the purchase of newly constructed townhomes. These units were completed in June 2011. All of the remaining 95 units are market-rate townhomes. Home funds from the City were used to contribute down payment assistance to both moderate and low income 1<sup>st</sup> time home buyers in 2008. Because Home funds were used the City provided funds based on the calculated Los Angeles County median household income.

#### #2: Gap Financing to Developers of Lower Income Senior Housing

- Seasons at Compton Housing Project: The City provided gap financing assistance to SEASONS AT COMPTON Housing in a form of gap financing to ensure feasibility of proposed development of low-income Senior Housing Development in the redevelopment project area. Construction has begun and is scheduled to be completed in 2011.
- META Housing Project: This all low-income Senior Housing Development is for physically disabled seniors. The City provided gap financing assistance to META Housing to ensure feasibility of proposed development in the redevelopment project area. Construction has begun and is scheduled to be completed in 2011.

#### #3 Infill Development

Bedford – This market-rate multifamily housing development will provide 28 three and four bedroom apartments in an existing community. It's located across the street from the Compton Airport and is scheduled to be complete in 2011.

Table 48 Overview of Quantified Objectives for New Housing					
Income category	RHNA	Strategy – Units Provided			
		#1	#2	#3	Total
Extremely Low	8	0	15	0	15
Very Low	8	0	25	0	25
Low	10	105	110	0	215
Moderate <sup>7</sup>	13	20	0	0	20
Above Moderate	30	75	0	50	125
Total	69	200	150	50	400

Source: City of Compton. 2010

### Programs

All potential sources of funding will be actively pursued by the City and particularly the Compton Local Housing Authority with oversight by the Planning and Economic Development Department in their efforts to implement the City's Housing Element. In recent years, Compton's real estate market improved due to the increased demand for relatively affordable housing that is available in the City compared to other portions of Los Angeles County. Compton's housing programs emphasize the need to strengthen public-private partnerships. Efforts to cooperate with other public entities and especially with the private sector, continues to be a priority. The goal is to produce, improve, and protect the City's housing stock utilizing the CRA tax increment set-aside funds and other housing funds as leverage. Under California Redevelopment Law, 20% of the tax increment generated by the Agency's project areas is to be placed into a set-aside fund and is to be utilized for qualifying housing related activities.

The City will operate the following twelve programs which are described in detail on the following pages along with the implementation responsibility, funding, schedule, and quantified objectives.

1. Housing Choice Voucher Program
2. Family Self- Sufficiency Program – Compton Housing Authority
3. Housing Choice Voucher Portability – Compton Housing Authority
4. Housing Choice Voucher Homeownership Program – Compton Housing Authority
5. First Time Homebuyers Program (Home Ownership) – Initiated in the early 1990's. Program is continuously ongoing. Produce 75-100 units within next 5 years.
6. Deferred Equity Loan Program (Housing Rehabilitation) – Initiated in the early 1990's. Program is continuously ongoing. Produce 50 units

<sup>7</sup> This target was increased to 13 to balance the total RHNA requirement of 69.

7. Emergency Assistance Program – Initiated in the early 1990’s. Program is continuously ongoing. Produce 30 units within next 5 years.
8. Fix-it Grant Program – Initiated in the early 1990’s. Program is continuously ongoing. Produce 100 units within next five years.
9. CHDO Predevelopment Funds – Initiated in the early 1990’s. Program is continuously ongoing. Provides funding to non-profit housing organizations that create affordable housing units.
10. Neighborhood Stabilization Program – Initiated in 2008. Program will be completed by 2014-2015. Make available 75-125 units within next 5 years.
11. Energy Conservation Program – (City of Compton).
12. Emergency Shelter Grant Program – Grants Division, (City of Compton).
13. Transitional and Supportive Housing Programs
14. Expedited Permit Procedures
15. Zoning Constraints Program - To reevaluate existing development standards and to propose the remove development standards acting as governmental constraints
16. Reasonable Accommodation Program

### **(1) Housing Choice Voucher Program (Rental)**

The Housing Choice Voucher 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.

This program’s implementation is summarized below:

<i>Responsibility.</i>	Local Housing Authority of Compton
<i>Funding.</i>	Dept. of Housing and Urban Development
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	803 households assisted on an annual basis.

### **(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 the following:

- Budgeting
- Child care
- Transportation
- Education
- Job training and employment counseling
- Substance/alcohol abuse treatment or counseling
- Household skill training
- Homeownership counseling
- Parenting skills
- 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 from 12 consecutive months.

This program's implementation is summarized below:

<i>Responsibility.</i>	Local Housing Authority of Compton
<i>Funding.</i>	Dept. of Housing and Urban Development
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	

### **(3) Housing Choice Voucher Portability**

The portability feature of Section 8 vouchers allows voucher-holders to move to a rental unit of their choice, including one located outside the jurisdiction of the local Housing Agency.

This program's implementation is summarized below:

<i>Responsibility.</i>	Local Housing Authority of Compton
<i>Funding.</i>	Dept. of Housing and Urban Development
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	

### **(4) Housing Choice Voucher Homeownership Program**

The Compton Local Housing Authority has established a Section 8 tenant-based voucher homeownership option in Compton, California, pursuant to the U.S. Department of Housing and Urban Development (HUD) proposed rule dated April 30, 1999 and pursuant to Section 555 of the Quality Housing and Work Responsibility Act of 1998, authorizing HUD to carry out demonstration programs under Section 8.

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

This program's implementation is summarized below:

<i>Responsibility.</i>	Local Housing Authority of Compton
<i>Funding.</i>	Dept. of Housing and Urban Development
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	2 households assisted on an annual basis based on funding availability

### **(5) First Time Homebuyers Program (Home Ownership)**

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.

This program's implementation is summarized below:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	<u>Initiated in the early 1990's. Program is continuously</u>

*Quantified Objectives.* 20 households assisted on an annual basis. 75-100 units within next 5 years.

### **(6) Deferred Equity Loan Program (Housing Rehabilitation)**

The Deferred Equity Loan provides loan assistance from \$10,000 to \$25,000 to low- income, owner-occupied households of single family residences. Loan proceeds may be used for correction of code violations such as, plumbing, electrical, roofing, windows, etc. The property must be a single family residence located within the city limits. Owner must have lived in the property for at least six months for program participation. This program is not designed for upgrading, remodeling or room additions.

Applicants, who have received a previous rehabilitation grant/loan or First Time Homebuyer loan, are not eligible for the program.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	20 households assisted on an annual basis.

### **(7) Emergency Assistance Program**

The Emergency Assistance Program provides funding only in the amount necessary to repair/replace and mitigate immediate emergency repairs up to \$10,000. The program assists low income, owner-occupied households with extreme emergency repairs such as electrical, heating, plumbing, roofing and any other code violations which may cause the property to be extremely unsafe or unhealthy, only upon review and approval by City staff. The property must be a single-family residence located within the city limits.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	20 households assisted on an annual basis.

### **(8) Fix-it Grant Program**

The Fix-It Grant provides a grant up to \$7,000.00 to assist low income, owner-occupied households with minor repairs such as painting, windows, screens, smoke alarms, handicapped grab bars, ramps, toilets, termite treatment or tenting, and other repairs deemed appropriate by the City, such as electrical, roofing and plumbing but only if it is a code violation that will impede the health and safety of the homeowner and upon review and approval by Agency staff.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton
<i>Funding.</i>	Redevelopment Tax Increment Funds 20% Set-aside and HOME funds
<i>Implementation Schedule.</i>	Ongoing Program
<i>Quantified Objectives.</i>	20 households assisted on an annual basis.

### **(9) CHDO Predevelopment Funds**

The City administers the Community Housing Development Organization (CHDO). Grant funds may be used on predevelopment activities for affordable housing projects. Projects may be for rental or home ownership



housing and may be for new construction, renovation, or acquisition. They are expected to have a high impact on priority needs and produce measurable results.

This program's implementation is summarized below:

*Responsibility.* City of Compton Grants Division  
*Funding.* HOME funds  
*Implementation Schedule.* Ongoing Program  
*Quantified Objectives.*

## **(10) Neighborhood Stabilization Program**

Funds may only be used by the City on eligible projects that assist very low, low, and middle income households whose incomes do not exceed one hundred twenty percent (120%) of Los Angeles County area median income (Eligible Household). An Agreement restricting ownership, occupancy, and resale of each home to Eligible Households for a term of 15 years will be executed by each Eligible Household acquiring a home through the NSP1 and will be recorded against each such home concurrently with close of escrow for the conveyance to such Eligible Household.

Only homes that are located in a designated NSP1 area and that have been foreclosed and left vacant will be eligible for acquisition as part of the Compton ARR Program. Foreclosed homes that are either occupied or not located in an NSP1 area are ineligible for participation in the Compton ARR Program.

This program's implementation is summarized below:

*Responsibility.* City of Compton Grants Division  
*Funding.* NSP1 Funds – Compton ARR Program  
*Implementation Schedule.* January 2009 – December 2011  
*Quantified Objectives.*

## **(11) Energy Conservation Program**

The City adopted the newest California Building Code in June 2009 which includes new Green Building requirements. Presently the City promotes energy conservation measures, recycling, water conservation, and the use of alternative transit. The programs will include rebates for energy conserving refrigerators, water heaters, and other household appliances.

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

This program's implementation is summarized below:

*Responsibility.* City of Compton Planning and Economic Development Department  
*Funding.* General Fund and grants  
*Implementation Schedule.* Ongoing Program  
*Quantified Objectives.* 50% of all new development will comply

## **(12) Emergency Shelter Program**

Currently, the City's Zoning Ordinance permits emergency shelters housing in any non residential zone district subject to a Conditional Use Permit. The city will add emergency shelter within its zoning code definitions and list as a permitted use in residential zoning districts. In addition, the City will designate through the Land Use Element an ES Housing Overlay Land Use district created on Wilmington Avenue and Long Beach Blvd. where emergency shelters will be permitted by right, without a CUP or other discretionary action, across multiple zones.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	To comply with applicable State requirements.

### **(13) Transitional, Supportive Housing and SRO Programs**

#### **Zoning for Transitional Housing**

To comply with State law, the City will also amend the Zoning Ordinance requirements for residentially zoned land so that the development of transitional housing will be specifically defined in the zoning ordinance as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	To comply with applicable State Law requirements.

#### **Zoning for Supportive Housing**

The State also requires the Housing Element to identify zones that allow supportive housing development and demonstrate that zoning and local regulations (standards and the permit process) encourage and facilitate supportive housing. The City will amend the Zoning Ordinance to define and specifically call out supportive housing as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	To comply with applicable State requirements.

#### **Zoning for Single Room Occupancy**

Single Room Occupancy Units (SROs) can provide a valuable form of affordable housing for extremely low-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. To encourage and facilitate the development of SRO units, the City will amend its Zoning Ordinance to define SROs as a land use permitted by right in non-residential zones. SROs will also be specifically listed as a permitted land use within the ES Overlay Designation area on Long Beach Blvd. and Wilmington Ave.

This program’s implementation is summarized below:

<i>Responsibility.</i>	City of Compton Planning and Economic Development Department
<i>Funding.</i>	General Fund (for the rezoning)
<i>Implementation Schedule</i>	Within 12 months of Housing Element Adoption
<i>Quantified Objectives.</i>	To incorporate SROs into the zoning ordinance.

**(14) Expedited Permit Procedures**

The City will explore establishing an expedited permit procedure for developments with a majority of the units intended for low to moderate income households that also do not require any Variance, Zone Change or General Plan Amendments. The Architectural Review Board will be discontinued in lieu of a new administrative zoning compliance review process.

- Responsibility:* City of Compton Planning and Economic Development Department
- Timing:* 12 to 24 months after General Plan adoption.
- Funding:* General Fund
- Objective:* To explore the feasibility of establishing an expedited development review process for developments of low to moderate income households.

**(15) Zoning Consistency Program to reevaluate zoning inconsistencies and to remove development constraints**

Upon adoption of the General Plan 2030 update the City will undertake a comprehensive review of the residential development standards to determine if any existing standards are acting as constraints upon low income housing development. Specifically the City will review the parking requirements to possible reduce the parking requirement from 1.5 enclosed parking spaces to 1 uncovered parking space for low/moderate income housing units. Additionally, the provision to require a Conditional Use Permit for multi-family unit projects of 5 or more units on an existing lot within a multi-family zone will be further investigated with the goal of significantly raising the number or eliminating the CUP requirement completely.

- Responsibility:* City of Compton Planning and Economic Development Department
- Timing:* 12 to 24 months after General Plan adoption.
- Funding:* General Fund
- Objective:* To explore the feasibility of reduce the parking requirement from 1.5 covered parking spaces to 1 uncovered parking spaces for low/moderate income housing units **and** removing the provision to require a Conditional Use Permit for multi-family unit projects of 5 or more units.

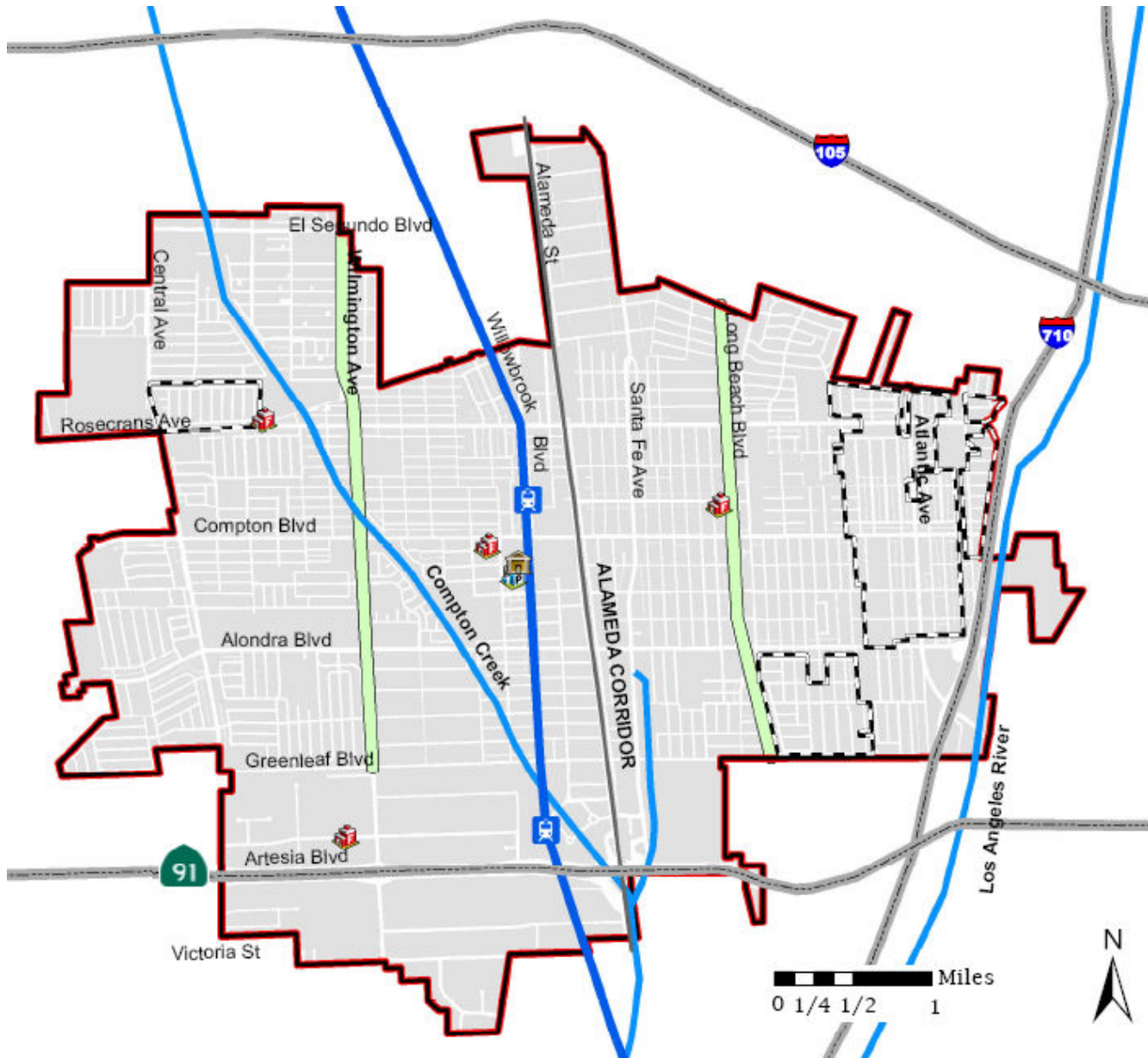
**(16) Reasonable Accommodation Program**

Households containing a resident with a disability require physical alterations to the housing unit to better accommodate the disabled resident. Under this program, the City will adopt a reasonable accommodation ordinance to provide exception in zoning regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions.

- Responsibility.* City of Compton Planning and Economic Development Department
- Funding.* General Fund (for the rezoning)
- Implementation Schedule* 12 months of Housing Element Adoption
- Quantified Objectives.* Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.

### EXHIBIT 5 LAND USE PLAN WITH EMERGENCY SHELTER OVERLAY ZONE

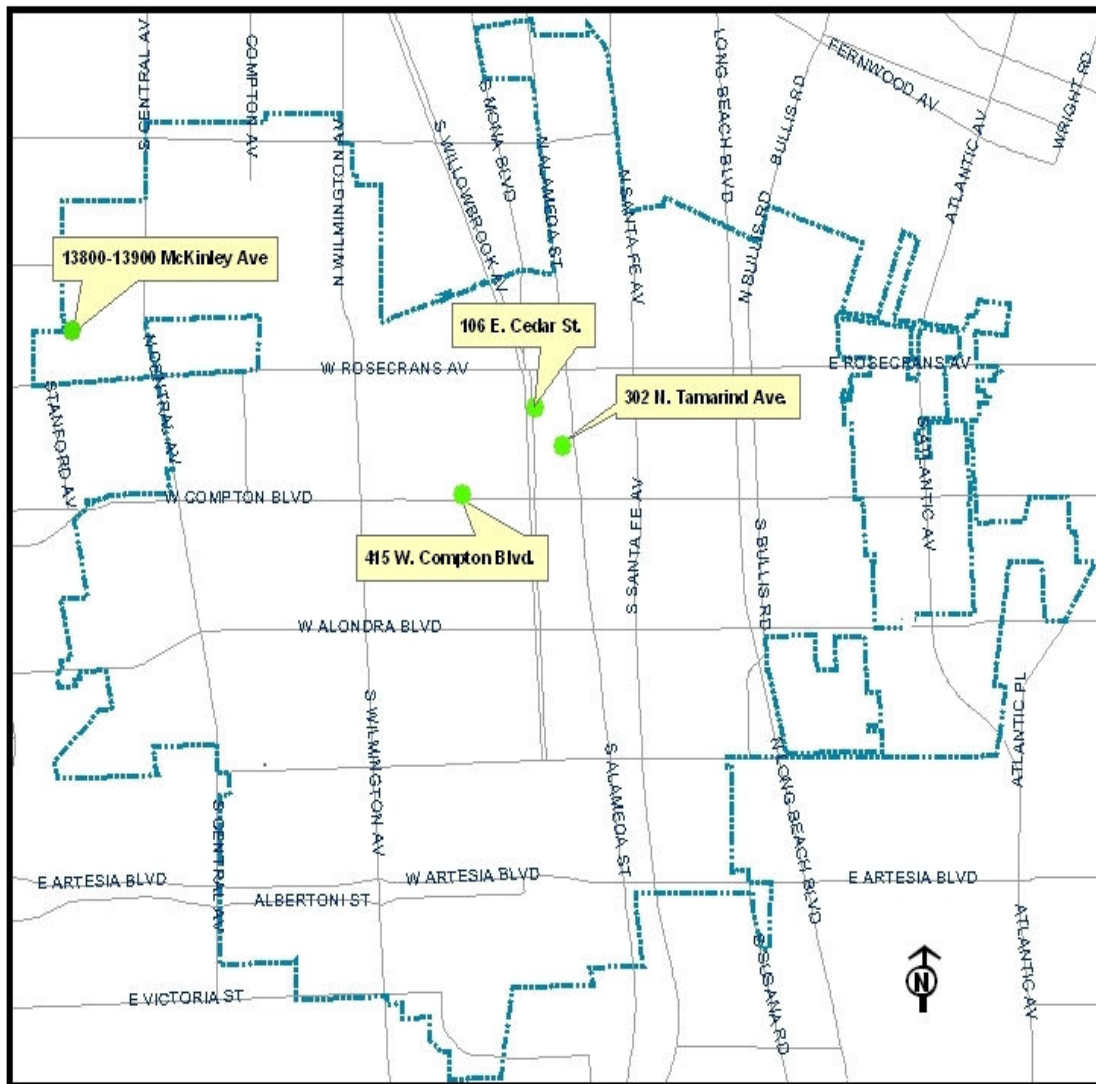
SOURCE: USC CENTER FOR ECONOMIC DEVELOPMENT



LEGEND					
	EMERGENCY SHELTER OVERLAY ZONE		CITY HALL		CITY BOUNDARY
	OTHER LAND USES		FIRE STATION		PLANNING AREA
			POLICE STATION		UNINCORPORATED COUNTY
			BLUE LINE STATION		

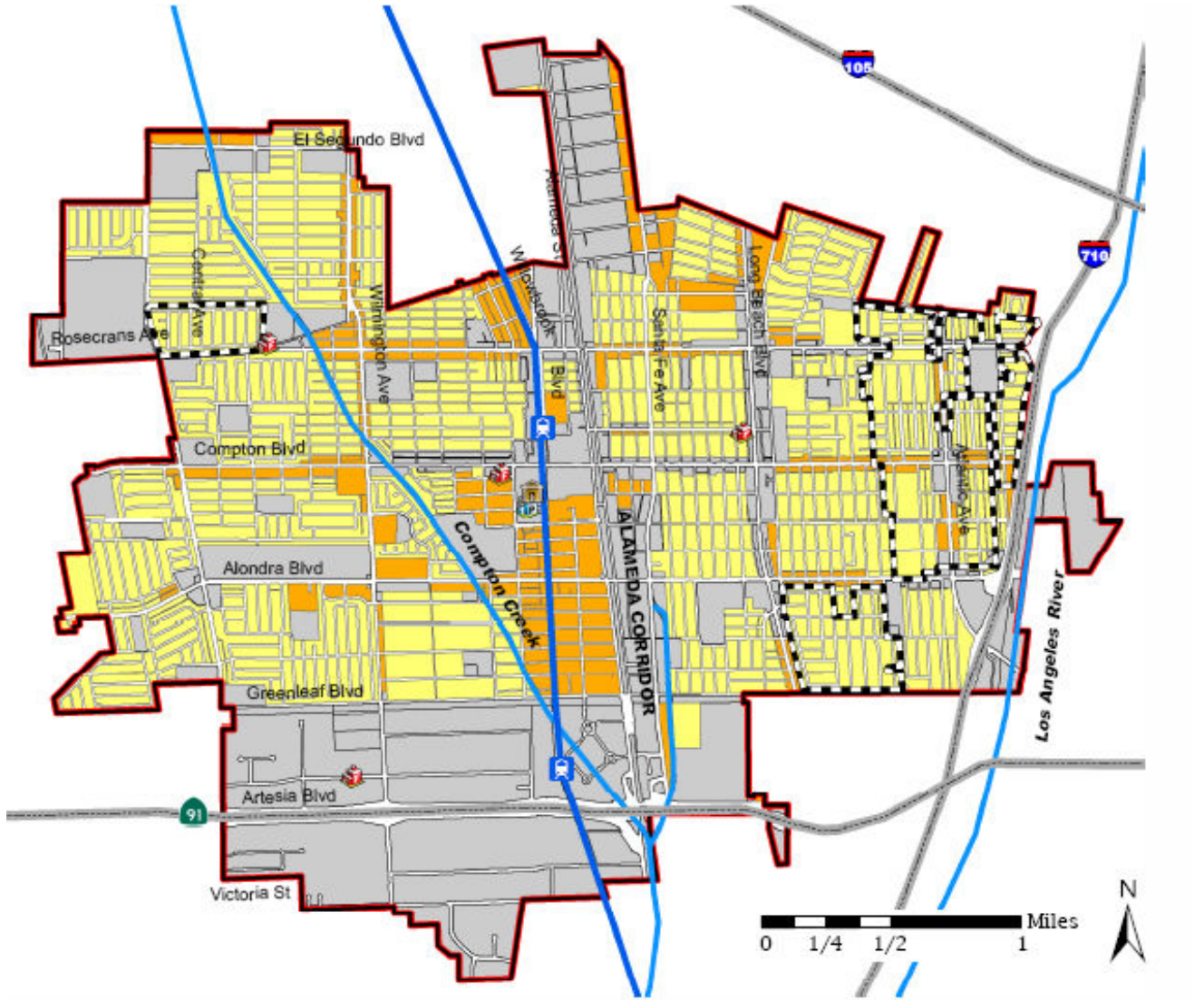
Site Currently Owned by the  
City of Compton Redevelopment Agency  
January 2006-June 2014

Map  
Exhibit 3-6



SOURCE: USC CENTER FOR  
ECONOMIC DEVELOPMENT

### EXHIBIT 7



#### LEGEND

- |                           |                   |                       |
|---------------------------|-------------------|-----------------------|
| SINGLE FAMILY RESIDENTIAL | CITY HALL         | CITY BOUNDARY         |
| MULTI FAMILY RESIDENTIAL  | FIRE STATION      | PLANNING AREA         |
|                           | POLICE STATION    | UNINCORPORATED COUNTY |
|                           | BLUE LINE STATION |                       |

### Successor Agency (Redevelopment) Set-Aside Funds

The Compton Redevelopment Agency (CRA) was established in 1971 as a means to eliminate blighted conditions in the City. The first project area was adopted in 1971 and then combined with the second project area established in 1973 into one project area totaling 2,635 acres. The project area will expire in 2032. The CRA sets aside 20% of the tax increment revenue generated from the Agency's project area. This set-aside is placed in a separate Low- and Moderate-Income (L&M) Housing Fund and is used for activities that increase, improve, or preserve the supply of affordable housing. As indicated in Table 49, the expected accrual of L&M Housing Funds over the planning period ending in the year 2014 is anticipated to be \$43,282,150. The lower half of Table 49 indicates those programs and/or categories that will be funded by the L&M funds. Since the dissolution of the Redevelopment Agency, the City has taken over all programs as the Successor Agency.

**Table 49**  
**Expected Accrual of L&M Funds Over the Planning Period**

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
Estimated Beginning Cash Balance/yr	\$4,536,956	\$5,730,870	\$7,203,670	\$8,668,186	\$10,115,870	\$36,255,552
Revenue (TI and interest)	\$1,193,914	\$1,472,800	\$1,464,516	\$1,456,100	\$1,447,684	\$7,035,014
Subtotal available funds	\$5,730,870	\$7,203,670	\$8,668,186	\$10,115,870	\$11,563,554	\$43,282,150
Total available funds over five year planning period						
<b>Planned Expenditures</b>		<b>Amount</b>	<b>% of Total</b>			
SERAF loan		0	0			
Debt Service		2,500,000	0			
Administration, overhead, maintenance		\$909,812	28.34%			
Professional Services		\$300,000	9.35%			
Transitional Housing		0	0			
Tenant Rental Subsidy Program		0	0			
Housing Rehabilitation		0	0			
Neighborhood Preservation		0	0			
Home-ownership Program		\$2,500,000	62.3%			
Affordable Housing Development (1)		1,200,000	0			
Purchase covenants/rehab rental property		0	0			
<b>Total</b>		<b>\$6,909,812</b>	<b>99.99</b>			

Source: City of Compton 2011





**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 28, 2012

Mr. Robert Delgadillo, Interim Director  
Planning and Economic Development Department  
City of Compton  
205 S. Willowbrook Avenue  
Compton, CA 90220

Dear Mr. Delgadillo:

**RE: Review of the City of Compton's Revised Draft Housing Element Update**

Thank you for submitting the City of Compton's revised draft housing element update received for review on October 29, 2012. The draft housing element was submitted for the 4<sup>th</sup> planning cycle and covers the 2006-2014 planning period. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's April 18, 2011 review. For example, the element now includes an adequate analysis of identified sites and governmental constraints. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

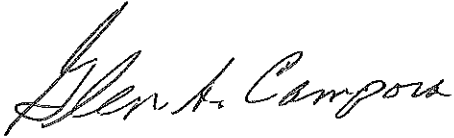
The Department appreciates Compton's efforts to promote housing development through Program 15 which proposes the removal of regulatory barriers such as conditional use permit requirements for multifamily projects and a reduction in parking requirements for affordable developments. In addition, programs to establish a reasonable accommodation procedure for persons with disabilities and amend zoning to provide for a variety of housing types demonstrate the City's commitment to providing housing for all segments of its population. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400. Please note, the City must also describe the actual results of programs in the review and revise section of its 5<sup>th</sup> cycle housing element and assess the appropriateness of continuing these programs forward to the next planning period.

**#1.**

Mr. Robert Delgadillo  
Page 2

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Compton's adopted housing element. If you have questions or need additional technical assistance, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora  
Assistant Deputy Director

**MARCH 5, 2013**

**TO: HONORABLE MAYOR AND COUNCIL MEMBERS**

**FROM: JON THOMPSON, FIRE CHIEF**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH WEST COAST DOORS INC. FOR THE CARE AND MAINTENANCING OF OUR BAY DOORS AT OUR FOUR FIRE STATIONS**

**SUMMARY**

This resolution authorizes the City Manager to establish a purchase order not to exceed the amount of \$6500.00 with West Coast Doors Inc. for the care and maintenance our fire stations bay doors.

**BACKGROUND**

The department has a total of 18 bay doors used by the members at our fire stations. These doors are attached to the fire station and allows for the entry and exit of our fire apparatuses. Theses doors are used by our members multiple times in a shift throughout the day and night. Unfortunately, with the high volume of usage that these doors receive parts become weak and begin to fail which can slow down our response times to emergencies. This purchase order will enable the department to allow West Coast Doors Inc. to continue servicing our door needs when the need arises.

**STATEMENT OF ISSUE**

We have identified a need to use West Coast Doors Inc. for the maintenance and care of our fire stations bay doors. This company has swift responses to our maintenance needs and they also perform quality work in a timely manner which is very important in assisting the department with response times.

City Council approval is needed because the expenditure is in excess of \$5000.00

**FISCAL IMPACT**

Adequate funds for the purchase are allocated in account 1001-690-000-4230.

**RECOMMENDATION**

Staff recommends that Council approve the attached resolution.

JON THOMPSON  
FIRE CHIEF

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY  
CITY MANAGER



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH WEST COAST DOORS INC. FOR THE CARE AND MAINTENANCING OF OUR BAY DOORS AT OUR FOUR FIRE STATIONS**

**WHEREAS**, within this current fiscal year the Fire Department; has acquired a purchase order with West Coast Doors Inc. The previous acquired purchase order amount combined with this request will total more than \$5000 dollars; and

**WHEREAS**, the current procedures set by the council now requires the submission of a resolution to come before the council for approval when the amount exceeds \$5000; and

**WHEREAS**, with the combination of the previous acquired purchase order the amount will exceed the \$5000.00 amount set by the council; and

**WHEREAS**, this vendor is dependable and performs quality work when needed to perform care and maintenance on our bay doors; and

**WHEREAS**, these needed services are not available from a local vendors within the city; and

**WHEREAS**, these anticipated purchases will aide in keeping the fire department's response times at an expectable level; and

**WHEREAS**, this purchase exceeds the City Manager's authorization during the fiscal year; and

**WHEREAS**, the funds needed to pay for these items have been identified in Account No. 1001-690-000- 4230.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** That the City Manager is hereby authorized to issue a purchase order in an aggregate amount not to exceed \$6500.00 to the following vendor:

WEST COAST DOORS INC.

**Section 2.** That the funds for this vendor are to be taken from Account No. 1001-690-000-4230.

**Section 3.** That certified copies of this resolution shall be filed in the offices of the City Controller, City Clerk, City Manager, and the City Attorney.

**Section 4.** That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

**#2.**

**RESOLUTION NO. \_\_\_\_\_**  
**PAGE TWO:**

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
**MAYOR OF THE CITY OF COMPTON**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF COMPTON**

**STATE OF CALIFORNIA**  
**COUNTY OF LOS ANGELES**  
**CITY OF COMPTON**

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council signed by the Mayor, and attested to by the City Clerk at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

That said resolution was adopted by the following vote, to wit:

**AYES: COUNCIL MEMBERS-**  
**NOES: COUNCIL MEMBERS-**  
**ABSENT: COUNCIL MEMBERS-**  
**ABSTAIN: COUNCIL MEMBERS-**

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF COMPTON**



**#2.**



RESOLUTION/ORDINANCE  
STAFF REPORT

DATE: FEBRUARY 6, 2012

TO: MAYOR AND COUNCIL MEMBERS

FROM: JON THOMPSON, FIRE CHIEF

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON  
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO L & B PIPE  
AND SUPPLY COMPANY

SUMMARY

This resolution authorizes the City Manager to establish a purchase order not to exceed the amount of \$2700.00 with L&B Pipe Supply Company for the purpose of allowing the purchase a water storage unit.

BACKGROUND

The fire station in question is over 24 years old, and is used by members of our department every day of the year. As members of the department we are required to work a twenty-four hour shift. During the shift we're entitled to have provided to us the basic necessities; for example, heat, hot water, electricity, and etc. These items must be provided to its member's by the city.

SITUATION

We have identified a plumbing issue with one unit at our fire station. After identifying the issue it has been determined that unit is leaking water and can not be repaired, but must be replaced. The water storage unit located at fire station 3 works in tandem with a separate heating unit to produce hot water.

Fortunately, the unit can be purchased from L & B Pipe Supply Company located in the city of Torrance. Why was this vendor chosen? After inquiries to vendors we found that Home Depot, a vendor within the city doesn't sell the needed item so, after other inquiries to vendors such as; The Plumbers Warehouse, located in the city of Carson we found that the vendor L& B Pipe Supply Company offers the best pricing of the vendors that we contacted. Furthermore, with regards to the installation of the units General Services' will install the unit once purchased.

FISCAL IMPACT

There is no impact to the General Fund. Adequate funds for the purchase are allocated in account 1001-690-000-4230.

**#2.**

RECOMMENDATION

Staff recommends that Council approve the attached resolution.

APPROVED FOR FORWARDING

Jon Thompson  
FIRE CHIEF

Bryan Batiste  
CITY MANAGER

**RESOLUTION SIGN-OFF FORM**

**DEPARTMENT:** Fire Department

**RESOLUTION TITLE:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH WEST COAST DOORS INC. FOR THE CARE AND MAINTENANCING OF OUR BAY DOORS AT OUR FOUR FIRE STATIONS

*Jon Thompson*  
DEPARTMENT MANAGER'S SIGNATURE

2/13/2013 5:28:28 PM  
DATE

**REVIEW / APPROVAL**

*Ruth Rugley*  
CITY ATTORNEY

2/21/2013 10:01:15 AM  
DATE

*Stephen Ajobiewe*  
CITY CONTROLLER

2/21/2013 10:19:50 AM  
DATE

*G. Harold Duffey*  
CITY MANAGER

2/20/2013 9:15:18 PM  
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.



March 5, 2013

**TO: MAYOR AND CITY COUNCIL MEMBERS**

**FROM: GLEN KAU, P.E., INTERIM DIRECTOR  
PUBLIC WORKS AND MUNICIPAL UTILITIES/CITY ENGINEER**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON  
AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS  
WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
AND RON'S MAINTENANCE, INC. FOR CATCH BASIN CLEANING  
SERVICES**

### **SUMMARY**

This Resolution authorizes the City Manager to enter into an agreement with the Los Angeles County Flood Control District ("LACFCD") and Ron's Maintenance, Inc. for catch basin cleaning services.

### **BACKGROUND**

On April 9, 2012, correspondence was received from the County of Los Angeles Department of Public Works stating that in order to comply with the State Mandated Storm Water Program Trash TMDL (Total Maximum Daily Load) requirements, certain catch basin inserts were deemed necessary to be installed. To assist communities to comply with this requirement, the Los Angeles Gateway Region, Integrated Regional Water Management Joint Powers Authority (IRWMP, JPA) applied for a State grant to install catch basin inserts throughout the Gateway Cities region. As such, on behalf of the Gateway Cities, on June 30, 2011 the IRWMP JPA conducted a competitive bidding process for the cleaning of catch basins for the Gateway Cities region in which Ron's Maintenance, Inc. was chosen and the most responsible bid.

In 2009, the IRWMP JPA, in which the City of Compton (City) is a member, was awarded a \$10 million dollar grant for the installation of catch basin inserts. Within the City of Compton there are a total of 1,782 catch basins; 1,683 are owned by LACFCD, and 99 are owned by the City. The cities that had inserts installed are now responsible for the cleaning of these catch basins.

### **STATEMENT OF THE ISSUE**

The Public Works and Municipal Utilities Department is requesting the City Council to authorize the City Manager to enter into an agreement with the Los Angeles County Flood Control District and enter into a three (3) year maintenance agreement and issue a purchase order to Ron's Maintenance, Inc. for catch basin cleaning services for the City's Fiscal Year 2012-2013 through 2014-2015, with an option to extend the

# #3.

**Staff Report – Resolution Agreements with  
L.A. County Flood Control district and  
Ron’s Maintenance, Inc./Catch Basin Cleanout  
March 5, 2013, page 2**

agreement for two (2) additional fiscal years (2015-2017). In order for the City to be compliant with the Trash TMDL (Total Maximum Daily Load) requirements of the NPDES (National Pollutant Discharge Elimination System), MS4 (Municipal Separate Storm Sewer System) permit, these services are required to be performed annually. Catch basins are cleaned and repaired (as needed) by contract services four (4) times a year.

## **ANALYSIS**

In the Maintenance and Repair Requirement portion of the Los Angeles County Flood Control District Permit (LACFCD Permit Nos. 200902607 and 201102930), the City is required to provide for the long-term maintenance and repair of each Connector Pipe Screen (“CPS”) and Automatic Retractable Screen (“ARS”) device installed pursuant to that permit.

In order for the City to comply, the LACFCD presented the City with two (2) contractual options to choose from. Regardless of either option, the City is required to enter into an agreement with the LACFCD:

**Option#1:** would require the City of Compton to contract with the Los Angeles County Public Works Department (LACDPW), pay LAPW’s required fees, and also pay the contracted rate amount with the Contractor (Ron’s Maintenance, Inc.) as agreed upon by the bidding process conducted by IRWMP JPA to perform the maintenance and repair of the catch basins for all Gateway cities.

**Option #2: (recommended)** allows the City to be responsible in providing the maintenance and repair. Based upon the cost for services between the two options, this option allows the City to contract directly with Ron’s Maintenance, Inc. to conduct required inspections. The City of Compton is under contract with LACFCD to ensure the catch basins are cleaned annually as required; however, there is no financial obligation between the City and LACFCD.

According to the “Description of Work to be Done” section of the bidding process the Contractor is to inspect, clear all debris and perform any required minor repairs to catch basins within the jurisdiction of the Contracting Agencies a minimum of one time between May 1 and September 30 of each year. In addition, the Contractor shall perform one inspection of all catch basins within the jurisdiction of the contracting Agencies during the months of October, January and April.

The Contractor shall immediately clean any catch basin sumps found to have a blocked screened inlet, screened outlet, or be at least forty percent (40%) full of trash and

**Staff Report – Resolution Agreements with  
L.A. County Flood Control district and  
Ron’s Maintenance, Inc./Catch Basin Cleanout  
March 5, 2013, page 3**

debris. Contractor shall make minor repairs to any catch basin trash screen or trash collection device that is damaged. Contractor shall report evidence of rodents and/or vectors breeding/living in the storm drain system to the contracting Agencies within twenty-four (24) hours of discovery.

For the City of Compton to be effective and not reduce storm water inflow capacity, the catch basin inserts should be cleaned at least 4 times annually. The contract cost to clean 547 ARS CB (Automatic Retractable Screen Catch Basins), 1,136 CPS (Connection Pipe Screen Catch Basins) and 99 Unmodified Catch Basins inserts 4 times annually at a cost stated below.

Analysis of fees if the City chooses Option #1 vs. Option #2:

**Los Angeles County Flood Control District (Option #1)**

	<u># Units</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u># Occurrences</u>	<u>Annual Total</u>
ARS CB	547	\$92.80 each	\$50,761.60	4	\$ 203,046.40
CPS CB	1136	\$52.11 each	\$59,196.96	4	\$ 236,797.84
Non-retrofitted CB	<u>99</u>	(Not provided)	(Not provided)	-	<u>0</u>
<b>Grand Total</b>	<b>1782</b>		<b>\$38,709</b>		<b>\$439,834.24*</b>

**Ron’s Maintenance, Inc. (Option #2)**

	<u># Units</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u># Occurrences</u>	<u>Annual Total</u>
ARS CB	54	\$22 each	\$12,034	4	\$ 48,136
CPS CB	1136	\$22 each	\$24,992	4	\$ 99,968
Non-retrofitted CB	<u>99</u>	\$17 each	<u>\$1,683</u>	4	<u>\$ 6,732</u>
<b>Grand Total</b>	<b>1782</b>		<b>\$38,709</b>		<b>\$154,836</b>

*\*LACFCD includes the following fees: dry weather and storm season inspection and clean out fees, contract administration (4.74/visit), liability insurance (4%), disposal and reimbursement fees used to determine annual average cost per catch basin.*

As a member of the IRWMP JPA, the City determined that the contractor has the necessary experience and contractor’s license for this type of service and that the City may award a contract to Ron’s Maintenance, Inc.

# #3.

**Staff Report – Resolution Agreements with  
L.A. County Flood Control district and  
Ron’s Maintenance, Inc./Catch Basin Cleanout  
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## **FISCAL IMPACT**

The funds for these expenditures are in the Public Works Department’s 2012-2013 Fiscal Year budget in Account Number 1001-72-0000-4269 in an amount not to exceed \$154,836. The balance in the account as of this writing is \$226,604.76. Funds to pay for the additional years of the agreement will be allocated in future City budgets.

## **ALTERNATIVE**

If the City of Compton chooses not to comply by proceeding with the recommended Option #2, the only alternative would be to comply by utilizing Option #1 by contracting with the Los Angeles County Public Works Department (LACDPW), pay LACDPW’s required fees, and also pay the contracted rate amount with the Contractor (Ron’s Maintenance, Inc.).

## **STAFF RECOMMENDATION**

Staff recommends the adoption of the attached resolution.

**GLEN W. C. KAU, P.E., INTERIM DIRECTOR  
PUBLIC WORKS AND MUNICIPAL UTILITIES DEPARTMENT**

**APPROVED FOR FORWARDING:**

**G. HAROLD DUFFEY  
CITY MANAGER**

GHD/GK/RC



**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON  
AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND RON'S  
MAINTENANCE, INC. FOR CATCH BASIN CLEANING SERVICES.**

**WHEREAS**, on April 9, 2012, correspondence was received from the County of Los Angeles Department of Public Works stating that in order to comply with the State Mandated Storm Water Program Trash TMDL (Total Maximum Daily Load) requirements, certain catch basin inserts were deemed necessary to be installed; and

**WHEREAS**, to assist communities to comply with this requirement, the Los Angeles Gateway Region, Integrated Regional Water Management Joint Powers Authority (IRWMP, JPA) applied for a State grant to install catch basin inserts throughout the Gateway Cities region; and

**WHEREAS**, In 2009 the IRWMP JPA, in which the City of Compton is a member, was awarded a \$10 million dollar grant for the installation of catch basin inserts; and

**WHEREAS**, the cities that had inserts installed are now responsible for the cleaning of these catch basins; and

**WHEREAS**, as such, on behalf of the Gateway Cities, on June 30, 2011, the IRWMP JPA conducted a competitive bidding process for the cleaning of catch basins with Ron's Maintenance, Inc. chosen as the lowest, most responsive and responsible bidder; and

**WHEREAS**, in order to comply, the LACFCD presented the City with two (2) contractual options to choose from (regardless of either option, the City is required to enter into an agreement with the LACFCD): (1) contract with the County of Los Angeles to perform the maintenance and repair of the catch basins on the City's behalf at an annual cost of \$439,834.24; or (2) the City will be responsible to provide for the maintenance and repair at an annual cost contracting the services of Ron's Maintenance, Inc. of \$154,836 with no financial obligation between the City and LACFCD; and

**WHEREAS**, based upon the cost for services between the two options, staff recommends Option #2.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES  
HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** That the City Manager is authorized, as required by the "Maintenance and Repair Requirement" portion of the Los Angeles County Flood Control District ("LACFCD") permits, to enter into an agreement with the Los Angeles County Flood Control District.

**SECTION 2.** That the City Manager is authorized to enter into a three (3) year agreement (i.e. July 1, 2012 through June 30, 2015) with Ron's Maintenance, Inc. for the maintenance and repair of each Connector Pipe Screen and Automatic Retractable Screen device installed pursuant to the LACFCD permits in the City of Compton. The agreement may be extended for a two (2) period (i.e. July 1, 2015 through June 30, 2017) upon mutual agreement.

**SECTION 3.** That a purchase order is authorized to be issued to Ron's Maintenance, Inc. in an amount not to exceed \$154,836.00 for services rendered in Fiscal Year 2012-2013. Funds to pay for additional fiscal years shall be appropriated in future City budgets.

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**SECTION 4.** That funds have been allocated in Account No. 1001 720 000 4269.

**SECTION 5.** That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and the Public Works and Municipal Utilities Department.

**SECTION 6.** That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
**MAYOR OF THE CITY OF COMPTON**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF COMPTON**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2013.

That said Resolution was adopted by the following vote to wit:

**AYES:            COUNCIL MEMBERS-**  
**NOES:            COUNCIL MEMBERS-**  
**ABSENT:        COUNCIL MEMBERS-**  
**ABSTAIN:        COUNCIL MEMBERS-**

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF COMPTON**

**MAINTENANCE AGREEMENT BETWEEN  
CITY OF COMPTON  
AND  
RON'S MAINTENANCE, INC.  
[Catch Basin Cleanout Services]**

This **AGREEMENT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**CITY**") located at 205 South Willowbrook Avenue, Compton, California 90220, and **RON'S MAINTENANCE, INC.**, (hereinafter referred to as "**CONTRACTOR**") located at 5428 South Broadway, Los Angeles, California 90037.

**WITNESSETH**

That the **CITY** and **CONTRACTOR**, for the consideration, terms and conditions herein described, mutually agree as follows:

**1. SERVICES TO BE PERFORMED BY CONTRACTOR:**

**CONTRACTOR** shall perform in a professional manner, and shall provide and furnish all the labor, materials, necessary tools, expendable equipment and all utility and transportation services for all the required tasks necessary for providing the following services:

**Inspection and Cleaning Procedures:**

- Inspect the condition of catch basin grates, Automatic Retractable Screen ("ARS") Catch Basins and Connection Pipe Screen ("CPS") Catch Basins units; the legibility of "no dumping" signage/stencils; and note any build-up of debris outside the catch basin.
- Note the type and quantity of materials removed from each catch basin and storm drain; document any signs of vector/rodent habitats.
- Look for evidence of illegal dumping of hazardous wastes and immediately notify the **CITY** of materials encountered.
- Provide photographic (before and after cleaning activities) documentation of inspection and cleaning activities; minimum of 5 photographs of each basin
- Document all information from inspections/cleaning, repair and stenciling activities.

**On-Going Inspections:**

- Perform inspections of all identified catch basins during months of October, January and April (on an annual basis).
- Clean catch basins having blocked screen inlets, blocked screen outlets or are 40% full of trash and debris.

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- Document inspection results along with providing photographic documentation.
- Inspect, clear all debris and perform any required minor repairs to catch basins within the jurisdiction of the **CITY** a minimum of one time between May 1 and September 30 of each year.

## **Minor Repairs:**

- Make minor repairs to screens and trash collection devices that have minor damage.
- Damage beyond **CONTRACTOR's** capabilities will be reported to the **CITY** with 24 hours of discovery.

## **Vector/Rodents:**

- Report to **CITY** within 24 hours of discovery, evidence of vector or rodent breeding/living activities in catch basins/storm drains.

As more fully described within **CONTRACTOR's "Proposal"** (submitted to Gateway Authority) for Municipal Storm Sewer Catch Basin Maintenance, dated June 30, 2011 and incorporated by this reference.

**CONTRACTOR** agrees to perform all the said work and furnish all the said materials at its own cost and expense as are necessary to complete in a good worker-like and substantial manner and to the satisfaction of the **CITY**, the work herein set forth.

**CONTRACTOR** shall bear all costs associated with this work, including, but not limited to, all professional, technical, clerical services, materials, tools, equipment, transportation, telephone, etc., used by **CONTRACTOR** in connection with this work.

**CONTRACTOR** agrees to be responsible for furnishing all said labor, materials, equipment, tools and services; furnishing and removing, tools and equipment, and doing everything required by the Agreement; for all expenses arising from the suspension or discontinuance of work, except as are expressly stipulated to be borne by said **CITY**; and for completing the work in accordance with the requirements of this Agreement.

## **2. TERM OF CONTRACT:**

The term of this Agreement shall extend from July 1, 2012 through June 30, 2015, unless this Agreement is terminated earlier as provided herein. Upon expiration of the initial term of this Agreement, the parties may mutually agree to extend the terms of this Agreement for two (2) additional fiscal years (i.e. July 1, 2015 through June 30, 2017).

## **3. COMPENSATION:**

The method of payment for this Contract will be on **Price Per Unit** as follows:

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	<u># Units</u>	<u>Unit Price</u>	<u>Extended</u> <u>Price</u>	<u># Occurrences</u>	<u>Annual</u> <u>Total</u>
ARS CB	547	\$22 each	\$12,034	4	\$ 48,136
CPS CB	1136	\$22 each	\$24,992	4	\$ 99,968
Non-retrofitted CB	<u>99</u>	\$17 each	<u>\$1,683</u>	4	<u>\$ 6,732</u>
<b>Grand Total</b>	<b>1782</b>		<b>\$38,709</b>		<b>\$154,836</b>

The total price paid the **CONTRACTOR** will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the **CONTRACTOR**, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the **CONTRACTOR** and the **CITY**. Adjustment in the total compensation will not be effective until authorized and approved by the **CITY**.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the **CONTRACTOR**. If **CONTRACTOR** fails to submit the required deliverable items according to schedule or as required by the provisions of this Agreement, the **CITY** shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

**CONTRACTOR** shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the **CITY** of itemized invoices for services completed. Invoices shall be submitted after the performance of work for which the **CONTRACTOR** is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the Director of the Public Works Department at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

It is understood and agreed that the maximum amount of compensation payable to **CONTRACTOR** for services performed and completed each fiscal year of this Agreement is limited to the sum of **One Hundred Fifty Four Thousand Eight Hundred Thirty Six Dollars (\$154,836.00).**

The **CONTRACTOR** is required to comply with all federal, state and local laws and ordinances applicable to the work.

In the event of termination, the **CONTRACTOR** shall be entitled to compensation for the reasonable value of undisputed services performed to the effective date of termination; provided, however, that the **CITY** may condition payment of such compensation upon the **CONTRACTOR’s** delivery to the **CITY** of any and all **CITY** property, documents, reports, records, materials and work product associated with the performance of this Agreement.

#### 4. INDEPENDENT CONTRACTOR STATUS

**CONTRACTOR**, its officers, employees, subcontractors, agents and volunteers (collectively hereinafter the “Contractor”), is a wholly independent Contractor and not an officer, employee, subcontractor or agent of the **CITY**. Neither the **CITY** nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the **CONTRACTOR**, except as expressly set forth in this Agreement. **CONTRACTOR** expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that **CONTRACTOR** shall not at any time or in any manner, represent that **CONTRACTOR** is in any manner officers, employees, agents or volunteers of the **CITY**. **CONTRACTOR** shall obtain no rights to retirement, health care or any other benefit that accrue to **CITY** officials, officers, or employees. **CONTRACTOR** expressly waives any claim to such rights.

#### 5. SUCCESSORS, ASSIGNMENT AND DELEGATION

**CITY** and the **CONTRACTOR** each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Agreement shall assign the Contract or sublet it in whole or part without the written consent of the other, nor shall the **CONTRACTOR** assign any monies due or to become due to it hereunder, without the previous written consent of the **CITY**. Any attempted assignment of this Contract without the written consent of both parties is void.

#### 6. NONDISCRIMINATORY EMPLOYMENT PRACTICES

During the performance of this Agreement, the **CONTRACTOR** agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. **CONTRACTOR** will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The **CONTRACTOR** agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the **CONTRACTOR**'s non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

#### 7. INDEMNIFICATION

**CONTRACTOR** shall indemnify and save harmless the **CITY** and the **Los Angeles County**

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**Flood Control District**, their officials, officers, employees, agents and volunteers (collectively hereinafter the “City”), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the **CITY** and shall defend, indemnify and save the **CITY** from any and all liability and expense including defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers’ Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of the negligent or intentional acts or omissions for **CONTRACTOR**, its officers, employees, subcontractors or agents on account of the performance or character of this work.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the **CITY**.

**8. INSURANCE:**

**A. CONTRACTOR**, by executing this Agreement, hereby certifies:

(1) *“I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Worker’s Compensation or to undertake self-insurance in accordance with the provisions of that Code and I will comply with such provisions before commencing the performance of the work of this Contract.”*

(2) **CONTRACTOR** further agrees to require all subcontractors to carry Worker’s Compensation Insurance as required by the Labor Code of the State of California.

**B.** Without limiting **CONTRACTOR’s** indemnification of the **CITY**, **CONTRACTOR** shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance covering its operations hereunder. Evidence of such insurance, which shall be provided by insurer(s) satisfactory to the **CITY’s** Risk Manager, shall be delivered to the **CITY**. Such evidence shall express conditions that the **CITY** is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein, including at least ten (10) day notice of any non-payment of premium(s). **Failure on the part of the Contractor to procure or maintain insurance shall constitute a material breach upon which the CITY may immediately terminate this Agreement.**

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the **CONTRACTOR** under the terms of the Agreement. The **CONTRACTOR** is advised that the **CITY does not** carry Contractor’s Risk insurance, and the Contractor shall obtain its own coverage. **CONTRACTOR** shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary for its proper protection of the work. **CONTRACTOR** shall ensure any and all contracts with its Trade Contractors performing services under this Agreement meet the insurance requirements of this Agreement.

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City’s program for contributions. Program(s) of insurance shall include:

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**1. General Liability.** **CONTRACTOR** shall provide and maintain at its own expense during the term of this Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

**2. Workers’ Compensation Insurance.** **CONTRACTOR** shall provide and maintain at its own expense during the term of this Agreement a program of Workers’ Compensation Insurance and Employer’s Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the **CONTRACTOR** and all risks to such persons under the Agreement.

**3. Automotive Liability.** A program of insurance with a limit of liability of not less than **One Million Dollars (\$1,000,000.00)** for each accident. Such insurance shall include coverage for all “owned”, “hired” and “non-owned” vehicles, or coverage for “any auto”.

**4. Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

.a The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as “**additional insureds**” with respect to liability arising out of the activities of the **CONTRACTOR**.

.b The insurer waives all rights of subrogation against the **CITY**.

.c Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the **CITY**.

.d Identity of the insured(s).

## **9. PERMITS AND LICENSES**

**CONTRACTOR**, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the **CONTRACTOR**.

Upon execution of this Agreement, the **CONTRACTOR** shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

## **10. WARRANTIES**

The **CONTRACTOR** guarantees all work performed on the job against defective workmanship for a period of one (1) year following completion of the project.

If within one (1) year after the date of completion of the Agreement, any of the work is found to be defective or not in accordance with the Contract documents, the **CONTRACTOR** shall correct it promptly after receipt of a written notice from the **CITY** to do so, at the **CONTRACTOR’S** expense.



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This obligation shall survive termination of the Contract. The **CITY** shall give notice promptly after discovery of the condition.

**CONTRACTOR** warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for the **CONSULTANT**, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working solely for the **CONSULTANT**, any fee, commission, percentage, brokerage fee, gift or contingent fee. For breach or violation of this warranty, the **CITY** has the right to annul this Agreement without liability; pay only for the value of the work actually performed, or in its discretion to deduct from the contract price or consideration, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.

**11. FEDERAL AND STATE WITHHOLDING TAXES**

**CONTRACTOR** shall be responsible for paying when due all federal and state income withholding taxes for all earning under this Agreement. **CONTRACTOR** agrees to indemnify **CITY** for any claims, costs, losses, fees, penalties, interest, or damages suffered by **CITY** resulting from **CONTRACTOR’s** failure to comply with this provision.

**12. COMPLIANCE WITH LAW**

All services rendered hereunder shall be provided in accordance with the requirements of relevant local, State and Federal laws, including compliance with the Air Quality Management District (AQMD) standards and orders.

**13. WAIVERS**

A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

**14. FORCE MAJEURE:**

In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by **CONTRACTOR** or any of **CONTRACTOR’s** subcontractors), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, **CITY** shall have the right to terminate this Contract upon any event that renders performance impossible. In such case, **CITY** shall be responsible for payment of all expenses incurred to the point at which this Contract is terminated.

**15. TERMINATION**

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Notwithstanding any other provision of this Agreement, this Agreement may be terminated as follows:

**A.** The **CONTRACTOR** becomes insolvent; that is, it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not it has committed an act of bankruptcy, and whether or not insolvent within the meaning of the federal Bankruptcy law, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

**B.** The **CONTRACTOR** persistently or repeatedly refuses or fails, except in cases for which extensions of time are provided, to supply enough properly skilled workers, property or material, or if he fails to make prompt payment to subcontractors or for materials or labor, or he persistently disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

**C.** The **CONTRACTOR** fails to perform or breaches any material obligation under this Agreement, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

**D.** The **CITY** may terminate this Agreement at any time by giving thirty (30) days written notice of termination to **CONTRACTOR**. If the **CITY** gives such notice of termination, **CONTRACTOR** shall cease immediately all work in progress, unless otherwise directed by the **CITY**. Upon termination **CONTRACTOR** shall furnish to the **CITY** a final invoice for work performed.

## 16. AMENDMENTS

This Agreement may be modified or amended only be written document executed by both **CONTRACTOR** and **CITY's** City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

## 17. GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by and construed under the laws of the State of California. Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

## 18. CONTRACTOR's BOOKS AND RECORDS

**CONTRACTOR** shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to work, services,

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expenditures and disbursements charges to the **CITY** for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

**CONTRACTOR** shall maintain all documents and records which demonstrate performance under this Agreement for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the **CITY** or a designated representative. Copies of such documents shall be provided to the **CITY** for inspection when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at **CONTRACTOR’s** address indicated for receipt of notices in this Agreement.

**19. EXAMINATION AND AUDIT**

This Contract shall be subject to examination and audit of the State Auditor of the State of California and any duly authorized representative of the federal government, at the request of the **CITY**, or as part of any audit of the **CITY**, for a period of three (3) years, or longer if required by law, after final payment under this Agreement.

**20. EXTENT OF AGREEMENT**

This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all and any part of the subject matter hereof. Nothing contained in this Agreement shall create any contractual relations between any subcontractor and the **CITY**.

**21. NOTICES**

Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective three (3) business days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

**TO CONTRACTOR:**

**RON’S MAINTENANCE, INC.  
 5428 South Broadway Street  
 Los Angeles, California 90037  
 (562) 861-2430  
 (562) 861-2418 – fax.  
 Attn: Ron Norman, President**

**TO CITY:**

**CITY OF COMPTON  
 205 South Willowbrook Avenue  
 Compton, California 90220**

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**Attn: Director of Public Works  
(310) 605-5505  
(310) 761-1417 – fax.**

**NOTE:** A copy of any notice provided to the Director of Public Works shall also be provided to: City Manager, 205 South Willowbrook Avenue, Compton, California 90220.

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

## 22. CERTIFICATIONS

### CERTIFICATIONS OF CONTRACTOR

I, Ron Norma, **HEREBY CERTIFY** that I am the President, and duly authorized representative of the **CONTRACTOR** firm of **Ron's Maintenance, Inc.**, and that, except as hereby expressly stated, neither I nor the above firm that I represent have:

(a) employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above consultant) to solicit or secure this agreement; nor

(b) agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the agreement; nor

(c) paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above consultant) any fee, contribution, donation, or consideration of any kind, for or in connection with, procuring or carrying out this agreement.

### DEBARMENT AND SUSPENSION CERTIFICATION

The **CONTRACTOR**, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and

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- are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

**[Supply exceptions on separate page]**

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

**[Attach separate page]**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction.

The above certifications are part of this contract. Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

\_\_\_\_\_  
**Ron Norman, President**

\_\_\_\_\_  
**(Date)**

**23. MISCELLANEOUS**

**CONTRACTOR** and **CITY** acknowledge that the terms of this Agreement have been mutually negotiated and that such documents shall not be interpreted against either **CITY** or **CONTRACTOR** on the basis that either party was responsible for or in control of the drafting of such documents.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney’s fees and costs in such litigation from the party or parties against whom enforcement is sought.

**IN WITNESS WHEREOF, CONTRACTOR** has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

**RON’S MAINTENANCE, INC.**  
**CONTRACTOR**

**Dated:** \_\_\_\_\_

**By** \_\_\_\_\_

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**Ron Norman, President**

**CITY OF COMPTON**  
**Recommended for Approval:**

By \_\_\_\_\_  
\_\_\_\_\_, P.E., (Interim) Director  
Public Works & Municipal Utilities Department

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

By \_\_\_\_\_  
**G. Harold Duffey, City Manager**

**Approved as to form:**

By \_\_\_\_\_  
**Craig J. Cornwell, City Attorney**

Dated: \_\_\_\_\_

**ATTEST:**

Dated: \_\_\_\_\_

By \_\_\_\_\_  
**Alita Godwin, City Clerk**

AGREEMENT NO. \_\_\_\_\_

**AGREEMENT  
(Option 2)**

This AGREEMENT, is entered into on \_\_\_\_\_, 2012, by and between the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as the LACFCD), and the CITY OF COMPTON a municipal corporation (hereinafter referred to as CITY).

RECITALS

WHEREAS, California Regional Water Quality Control Board, Los Angeles Region, has promulgated water-quality regulations, including a Total Maximum Daily Load for Trash (Trash TMDL) for the Los Angeles River, applicable to cities located in the Los Angeles River Watershed; and

WHEREAS, CITY desires to achieve compliance with the Trash TMDL by installing TRASH EXCLUDERS (as hereafter defined) within catch basins owned by the LACFCD, located within CITY streets; and

WHEREAS, CITY will administer the procurement and installation of said TRASH EXCLUDERS;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the LACFCD and CITY hereto mutually agree as follows:

(1) DEFINITION:

- a. TRASH EXCLUDER, as referred to in this AGREEMENT, shall mean any device, which partially blocks the opening or outlet of a catch basin to prevent trash from entering the storm drain system, including Automatic Retractable Screen devices (ARS) and Connector Pipe Screen devices, installed by CITY at the opening of or inside any catch basin owned by the LACFCD. Exhibit A identifies location of TRASH EXCLUDERS within CITY.
- b. STORM SEASON, as referred to in this AGREEMENT, shall mean the period beginning October 1 and ending April 30 of each year.
- c. MAJOR STORM EVENT, as referred to in this AGREEMENT, shall mean a storm with an intensity of 1 inch or more of rainfall per 12 hours, occurring within CITY. Countywide, an average storm season produces 4 major storm events.

# #3.

- d. DRY SEASON, as referred to in this AGREEMENT, shall mean the period beginning May 1 and ending September 30 of each year.

(2) CITY AGREES AS FOLLOWS:

- a. CITY shall provide Exhibit A identifying locations of TRASH EXCLUDERS.
- b. CITY shall inspect all catch basins fitted with TRASH EXCLUDERS. If, during an inspection, CITY discovers damage to any catch basin other than damage to the TRASH EXCLUDER, CITY shall report said damage to the LACFCD within 14 calendar days from the date of the inspection.
- c. CITY shall maintain all TRASH EXCLUDERS so as to function properly during storm events and so as not to prevent storm flows from entering the catch basin. CITY shall promptly repair or replace damaged TRASH EXCLUDERS.
- d. CITY shall remove all trash and debris from each catch basin fitted with a TRASH EXCLUDER at least once each year. CITY shall stencil the appropriate month and year of cleanout on each catch basin.
- e. CITY shall be authorized to remove the existing manhole covers as required to access the inside of the catch basins fitted with TRASH EXCLUDERS and shall reinstall the manhole covers wherever the catch basins are left unattended. Damaged screws and bolts shall be replaced. CITY shall thoroughly clean all debris from the manhole frame and cover.
- f. CITY shall patrol areas in which any TRASH EXCLUDERS have been installed, during storm events, to verify that all TRASH EXCLUDERS are functioning properly, and shall relieve any instances of plugging of any catch basin fitted with a TRASH EXCLUDER.
- g. CITY shall indemnify, defend, and hold the LACFCD and the County of Los Angeles, and their agents, officers, and employees, harmless from and against any and all claims, demands, liability, damages or costs arising from the breach by CITY of any obligation under this Agreement, or from the installation, operation or maintenance of any TRASH EXCLUDER.
- h. CITY shall include the LACFCD within the protection of any indemnification clause contained in any ancillary contract relating to the TRASH EXCLUDERS.

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(3) LACFCD AGREES AS FOLLOWS:

- a. To permit CITY to utilize catch basins owned by the LACFCD and located within CITY, as identified in Exhibit A, for the purpose of installing, operating, and maintaining TRASH EXCLUDERS.
- b. To pay CITY the amount of \$15.25 in 2012 dollars, adjusted annually according to the Consumer Price Index for all urban consumers in the Anaheim, Los Angeles, and Riverside areas, as published by the U.S. Government Bureau of Labor Statistics, per year, for each catch basin identified in Exhibit A. This amount represents the annual amount the LACFCD would otherwise have had to incur for removing trash and debris from the catch basins identified in Exhibit A, had CITY not installed TRASH EXCLUDERS in those catch basins.

(4) IT IS MUTUALLY UNDERSTOOD AND AGREED AS FOLLOWS:

- a. The TRASH EXCLUDERS are the property of CITY. The LACFCD shall retain ownership of the catch basins, exclusive of the TRASH EXCLUDERS.
- b. Termination
  - (i) CITY may request the LACFCD to perform the inspection and maintenance of the TRASH EXCLUDERS, or any of them, on CITY's behalf. If the LACFCD, in its sole discretion, determines to do so, the parties shall enter into a new agreement providing for said inspection and maintenance by the LACFCD, on CITY's behalf. Upon the execution of the new agreement by both CITY and the LACFCD, this AGREEMENT shall be deemed terminated.
  - (ii) CITY may unilaterally terminate this AGREEMENT without cause, in CITY'S sole discretion, at any time, by giving a thirty (30)-day prior written notice to the LACFCD. In the event this AGREEMENT is terminated, pursuant to this Section (4)b.(ii), the LACFCD may, in its sole discretion, provide CITY with a written notice to remove the TRASH EXCLUDERS or any of them, and restore the affected catch basin(s) to a condition similar to or better than that which existed prior to installation of the TRASH EXCLUDERS. If the LACFCD provides CITY with such a notice, CITY shall complete all work required to comply with the notice within ninety (90) days. If CITY fails to do so, the LACFCD may, in its sole discretion, complete said work at CITY'S expense.
  - (iii) If CITY fails to comply with any of the terms or conditions of this AGREEMENT, the LACFCD may, in its sole discretion, terminate

# #3.

this AGREEMENT and provide CITY with a written notice to remove the TRASH EXCLUDERS, or any of them, and restore the catch basin(s) to a condition similar to or better than that which existed prior to installation of the TRASH EXCLUDERS. If the LACFCD provides CITY with such a notice, CITY shall complete all work required to comply with the notice within ninety (90) days. If CITY fails to do so, the LACFCD may, in its sole discretion, complete said work at CITY'S expense.

- (iv) If the LACFCD removes any TRASH EXCLUDER pursuant to Sections (4)b.(ii) or (4)b.(iii), the LACFCD shall submit a billing invoice to CITY indicating the costs and expenses incurred by the LACFCD in connection with the removal of the TRASH EXCLUDER, specifically including any work required to restore the affected catch basin to a condition similar or better than that which existed prior to installation of the TRASH EXCLUDER, and CITY shall reimburse the LACFCD all such costs and expenses within thirty (30) days of the billing invoice.
- c. The LACFCD is not responsible for assisting CITY with any regulatory compliance activities related to the operation or maintenance of the TRASH EXCLUDERS including, for example, conducting monitoring, weighing of trash, and reporting amounts of trash collected from inside catch basins where TRASH EXCLUDERS have been installed.
- d. Requests for Service coming to the LACFCD to clean any catch basin identified in Exhibit A will be forwarded to CITY for their prompt handling, action, and closure.
- e. The LACFCD may remove any TRASH EXCLUDER, if the LACFCD determines, in its reasonable discretion, that removal of the TRASH EXCLUDER is necessary to prevent or mitigate flooding of any public or private property. CITY expressly releases the LACFCD from, and waives, all claims for any damages, loss, costs, or expenses resulting from the LACFCD'S removal of any TRASH EXCLUDER pursuant to this section. In such case, CITY may thereafter reinstall the TRASH EXCLUDER only after first consulting with the LACFCD with regards to the reasons for the removal. If CITY thereafter chooses to reinstall the TRASH EXCLUDER, it must do so at its sole expense.
- f. This AGREEMENT may be modified only by the mutual written consent of both parties.

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- g. This AGREEMENT contains the complete and final understanding of the parties in connection with the subject matter herein and shall supersede any and all previous contemporaneous oral or written agreements between the parties regarding said subject matter.
- h. The provisions of this AGREEMENT shall be interpreted and enforced pursuant to the laws of the State of California.
- i. Any correspondence, communication, or contact concerning this AGREEMENT, shall be directed to the following:

CITY:

Mr. Hien Nguyen  
Assistant City Engineer  
City of Compton  
205 South Willowbrook Avenue  
Compton, CA 90220

LACFCD:

Mr. Gary Hildebrand  
County of Los Angeles  
Department of Public Works  
Watershed Management Division, 11th Floor  
P.O. Box 1460  
Alhambra, CA 91802-1460  
Telephone: (626) 458-7072  
Fax: (626) 289-3618  
For emergencies, contact 626-458-HELP (4337)

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IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be duly executed by their respective duly authorized officers, by the CITY OF \_\_\_\_\_ on \_\_\_\_\_, 2012, and by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, on \_\_\_\_\_, 2012.

LOS ANGELES COUNTY FLOOD  
CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chief Engineer

APPROVED AS TO FORM:

JOHN F. KRATTLI  
Acting County Counsel

By \_\_\_\_\_  
Deputy

City of Compton

By \_\_\_\_\_  
Director of Public Works

APPROVED AS TO FORM:

By \_\_\_\_\_  
City Attorney

RJG:sw

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GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

2012 APR -9 AM 10:40

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 9, 2012

IN REPLY PLEASE  
REFER TO FILE: WM-5

Mr. Hien Nguyen  
Assistant City Engineer  
City of Compton  
205 South Willowbrook Avenue  
Compton, CA 90220

Dear Mr. Nguyen:

### **CATCH BASIN TRASH EXCLUDER MAINTENANCE TRANSMITTAL FOR AGREEMENT TO EXECUTE**

As discussed in the Maintenance and Repair Requirements portion of your Los Angeles County Flood Control District Permit (LACFCD Permit Nos. 200902607 and 201102930), the City is required to provide for the long-term maintenance and repair of each Connector Pipe Screen (CPS) and Automatic Retractable Screen (ARS) device installed pursuant to that permit. Your City may do so by complying with one of the following options: (1) contract with the County of Los Angeles to perform the maintenance and repair on the City's behalf; or (2) provide for the maintenance and repair yourself.

We have enclosed for your reference the current procedures that the LACFCD intends to follow in performing maintenance of catch basins fitted with CPS and/or ARS devices. We have also enclosed a work sheet, which gives the estimated LACFCD annual maintenance contract costs per catch basin. These standard and associated costs may be updated from time to time as we gain additional experience in maintaining these devices.

LA  
Additionally, enclosed are copies of two different Agreements, one corresponding to each maintenance option. Please have a duly authorized representative execute three duplicate originals of the Agreement Option of your choice. After execution, please mail all three duplicate originals to the following address:

County of Los Angeles  
Department of Public Works  
Attention Mr. Giles Coon  
Watershed Management Division, 11th Floor  
P.O. Box 1460  
Alhambra, CA 91802-1460

**#3.**

Mr. Hien Nguyen  
April 9, 2012  
Page 2

Should you choose to have the LACFCD maintain your devices, this Agreement will append to the request for services under the City's General Services Agreement and will provide for the maintenance and repair of the CPS and ARS devices.

Please note that under either Agreement, the City is responsible for performing storm patrol activities for the catch basins fitted with the devices.

If you have any questions, please contact me at (626) 458-4300 or ghildeb@dpw.lacounty.gov or your staff may contact Mr. Giles Coon at (626) 458-7141 or gcoon@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER  
Chief Engineer, Los Angeles County Flood Control District



GARY MILDEBRAND  
Assistant Deputy Director  
Watershed Management Division

RJG:sw  
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Enc.

Tract #:



Permit #: **PCFL 201102930**

**#3.**

PCFL 200902607

Issued By: IHERNANDE  
Issued Date: 18-AUG-11

Permit Office: 6

<b>PC-CATBASI</b> <b>CONSTRUCT CATCH BASIN</b>	<b>COUNTY OF LOS ANGELES-DPW</b> Department Of Public Works Alhambra, CA 91803 - (626)458-3129 <b>Flood Control District Permit</b>
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<u>Individual's / Company Name</u>	<u>Address / City, State Zip</u>	<u>Work Phone</u>	<u>Home Phone</u>
(APP) CITY OF COMPTON WENDELL JOHNSON	205 S. WILLOWBROOK AVE. COMPTON, CA 90220	310 605-5505	
(CNT) WILLDAN ELROY KIEPKE	13191 CROSSROADS PKWY N., #405 INDUSTRY, CA 91746	562 908-6278	
<b><u>Emergency Contact</u></b>			

**Location**

Site Address:

Description: LA RIVER: 231 LACFCD CATCH BASINS WITHIN CITY OF COMPTON (GATEWAY #21)

**Scope of Work**

PERMIT PURPOSE: To authorize the work described below affecting the District catch basins in accordance with the submitted attachments, shop drawings, and catch basin identification list.

WORK DESCRIPTION: Install additional 207 connector pipe screens and 224 automatic retractable screens (ARS) in District catch basins within City of Compton, per submitted shop drawings and catch basin identification list.

The proposed work shall be constructed in accordance with the conditions, provisions, and attachments provided. Permittee shall comply with the attached LACFCD/LACDPW maintenance and operation requirements.

PERMITTEE MUST NOTIFY GREGORY GRAHAM (7:00 AM TO 3:30 PM) AT TELEPHONE (626) 447-5972 AND FLOOD MAINTENANCE-SOUTH AREA AT (562) 861-0316 AT LEAST 5 WORKING DAYS BEFORE STARTING ANY WORK UNDER THIS PERMIT. FAILURE TO NOTIFY THE PERMIT OFFICE IS CAUSE FOR REVOCATION OF PERMIT. SHOULD PERMITTEE FAIL TO TAKE ACTION WITHIN 180 DAYS FROM DATE OF ISSUANCE OF THIS PERMIT OR FAIL TO ACTIVELY AND DILIGENTLY EXERCISE THE PRIVILEGES OF THIS PERMIT, THE PERMIT BECOMES NULL AND VOID. A COPY OF THIS PERMIT SHALL BE KEPT AT THE WORK SITE DURING ALL PERIODS OF OPERATION WITHIN THE DISTRICT'S RIGHT OF WAY AND SHALL BE SHOWN TO ANY DISTRICT REPRESENTATIVE OR LAW ENFORCEMENT OFFICER UPON DEMAND.

ATTACHMENTS: Maintenance & Repair Requirements; Attachments A, B, & C; CPS Shop Drawings; ARS Shop Drawings; Appendix A-1, A-2, A-3, & A-4; Table 1 & 2 CPS Sizing Tables; Compton Catch Basin Identification List.

CC: Design (Zandieh); Flood Maintenance (South); Watershed Management (Galang); Land Development (Office, Graham, Paraoan)

**Permit Detail**

FILE CODE NO. :	19.032
FLOOD FACILITY NAME :	DISTRICT CB'S TRIBUTARY TO LOS ANGELES RIVER
INSPECTION CHARGE #:	LGATEWAY
INSURANCE EXPIRE	07/01/2012
LOCATION 1:	COMPTON (GATEWAY #21)
THOMAS GUIDE :	VARIOUS

**Comments**

<u>Fees</u>	<u>Fee Code</u>	<u>Account Code</u>	<u>Amount</u>
			\$0.00
<b>Total Fees:</b>			\$0.00



**#3.** = #:



Permit #: **PCFL 201102930**

PCFL 200902607

Permit Office: 6

Issued By: ITHERNANDE  
Issued Date: 18-AUG-11

Is hereby permitted to complete scope of work on the public highways subject to provisions required by County of Los Angeles Highway Permit Ordinance (Division 1 of Title 16, Los Angeles County Code), the Municipal Code, and City Ordinance governing the area where this work is to be done, and the attachments hereon specified. Permit revocable at option of Public Works Director, in consideration of granting of this permit, it is agreed by the applicant that the County of Los Angeles and/or the city wherein the permit work is to be performed and any of their officers or employees thereof shall be saved harmless by the applicant from any liability or responsibility for any accident, loss, or damage to persons or property, happening occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant, it is further agreed that if any part of this installation interferes with the future use of the highway by the general public, it must be removed or relocated, as designated by the Director of Public Works or Superintendent of Streets, at the expense of the permittee of his successor in interest. The permit is void if the permittee is not in compliance with Section 3800 of the Labor Code

Performance of the work of activity under this permit is tantamount to agreeing to the conditions of this permit, Copy of this permit shall be kept at work site during period of operation within District's/Road right of way and shall be shown to District's representative or any law enforcement officer upon demand.

**INSPECTION REQUIRED**

**CALL PERMIT OFFICER 24 HOURS BEFORE STARTING WORK UNDER THIS PERMIT. FAILURE TO DO SO IS CAUSE FOR REVOCATION OF THIS PERMIT. THIS PERMIT IS VOID IF WORK NOT STARTED IN 60 DAYS (FOR ROAD PERMIT) OR 180 DAYS (FOR FLOOD PERMIT) FROM THE DATE OF THE ISSUANCE.**





**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS****Date: 08/18/2011****Permit No: PCFL 201102930****STANDARD FLOOD CONTROL PERMIT PROVISIONS**

- A. This permit is valid only for the purpose specified herein. No change of purpose as outlined in application or drawings submitted with application is permitted except upon written permission of the Chief Engineer or his representative.
- B. Activities and uses authorized under this permit are subject to any instructions of the Chief Engineer or his representative. **ALL INSTRUCTIONS MUST BE STRICTLY OBSERVED.**
- C. Permittee shall assume entire responsibility for all activities and uses under this permit and shall save the District and Los Angeles County free and harmless from any and all expense, cost, or liability in connection with or resulting from the exercise of this permit including, but not limited to, property damage, personal injury, and wrongful death.
- D. Any damage caused to Flood Control structures by reason of exercise of this permit shall be repaired, at the permittee's sole expense, to the satisfaction of the District. Should the permittee neglect to promptly make repairs, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
- E. Any structure or portions thereof or plantings placed on District rights of way or which affect District structures must be removed, revised, and/or relocated by permittee without cost to the District, or any other public agency the District shall so designate, should future activities or policy so require.
- F. This permit is valid only to the extent of District jurisdiction. Acquisition of permits required by other affected agencies and consent of underlying fee owner(s) of District easement lands are the responsibility of the permittee. **NOTHING CONTAINED IN THIS PERMIT SHALL BE CONSTRUED AS A RELINQUISHMENT OF ANY RIGHTS NOW HELD BY THE DISTRICT.**
- G. This permit is subject to all prior unexpired permits, agreements, easements, privileges, or other rights, whether recorded or unrecorded, in the area specified by this permit. Permittee shall make his own arrangements with holders of such prior rights.
- H. Unless otherwise specified herein, this permit may be revoked or canceled at any time by the Chief Engineer or his representative when required for District purposes.
- I. Upon written notice of cancellation or revocation of this permit for any cause whatsoever, permittee shall restore District right of way and structures to their condition prior to the issuance of the permit and then shall vacate District property. Should permittee neglect to restore the premises or structures to a condition satisfactory to the Chief Engineer or his representative, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
- J. In the event of a District employee work stoppage, the Chief Engineer or his representative reserves the right to suspend all activity authorized under this permit which requires inspection by the District. Activity authorized by the permit shall not resume until District approval to do so is given.
- K. Unless otherwise specifically provided, all costs incurred by permittee as a result of the conditions of the permit or exercise by District of any right, authority, or reservation contained therein shall be the sole responsibility of and shall be borne entirely by the permittee.

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## Conditions of Approval By Permit

Permit: PCFL - 201102930

The following Conditions of Approval are required to complete the permit:

Condition of Approval	Entered	By	Completed	By
GENERAL FLOOD PROVISION NO. 1 Use of District's right of way for the construction or activity authorized under this permit is tantamount to agreeing to the conditions herein.(G1)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO.2 Permittee shall be responsible for notifying his contractor and all subcontractors of the provisions of this permit. No work will be started until a copy of this permit is given to the contractor and each of his subcontractors. Further, the copy will be left at the site of the work being done by each contractor.(G2)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO.3 Permittee is notified that in accordance with the STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS, Section 1503, the permittee or his contractor may be required to acquire a permit from CALOSHA if the work authorized herein more than 5 feet deep. The inspection provided by the District can in no way be construed as a safety inspection.(G3)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO. 4 Unless otherwise indicated in this permit, all work authorized by this permit shall conform to the latest edition of the Standard Specifications for Public Work Construction, as amended, and published by Building News, Inc., 3055 Overland Avenue, Los Angeles, CA 90034 and the latest edition of the Los Angeles County Department of Public Works "Additions and Amendments to the Standard Specifications for Public Works Construction".(G4)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO.5 This permit is subject to such further conditions as the Director or his representative may issue during the period of this use. When possible, such additional conditions shall be promptly delivered in writing to the address shown on page one of this permit. Conditions delivered orally of necessity shall be promptly confirmed in writing.(G5)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO.8 Issuance of this permit shall not be construed as an obligation on the part of this District for the operation and maintenance of the proposed facilities.(G8)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO. 14 Upon completion of work authorized under this permit, permittee shall restore the area to the satisfaction of the District's representative.(G14)	03- AUG - 11	HPARAOAN		
GENERAL PROVISION NO. 24 During the period of operations conducted under the permit, Permittee shall maintain in effect an insurance policy (minimum limit \$ ONE million) naming the Los Angeles County Flood Control District/Los Angeles County Department of Public Works and/or U.S. Army Corps of Engineers as co-insured with respect to these operations. A copy of this policy shall be submitted to the District for inclusion in the District file copy of this permit. Expiration or cancellation of the insurance policy shall constitute revocation of this permit.(G24)	03- AUG - 11	HPARAOAN		
PROVISION POLLUTION NO. 02 Permittee shall be responsible for the selection and implementation of Best Management Practices (BMP's) for construction activities. If the Director or authorized representative determines that additional BMP's or corrective steps for existing ones are necessary, permittee shall immediately comply with the requests. (P2)	03- AUG - 11	HPARAOAN		

**Maintenance and Repair**

Permittee shall provide for the long-term maintenance and repair of each CPS and ARS device installed pursuant to this permit by complying with one of the following options, within one year of the date of this permit:

1. Permittee must enter into a General Services Agreement (GSA) with the County of Los Angeles if permittee does not currently have a GSA in effect. Permittee shall make a request for services to the County to maintain and repair the CPS and ARS devices installed pursuant to this permit, in accordance with the terms of the GSA, and County shall have approved the request for services. The start date for the request for services will be at the discretion of the County.
2. Permittee shall enter into a long-term maintenance agreement with the LACFCD. The long-term maintenance agreement shall require Permittee to perform all maintenance and repair of the CPS and/or ARS devices installed pursuant to this permit, shall specify the terms and conditions of Permittee's performance, and shall be approved by the respective governing bodies of the Permittee and the LACFCD.

Until such time as Permittee complies with either option 1 or option 2 above, Permittee shall be responsible for the operation and maintenance of all catch basins and connector pipes retrofitted with a CPS and/or ARS device pursuant to this permit. Permittee's operation and maintenance responsibilities shall include, without limitation, the removal and disposal of pollutants captured by each CPS and/or ARS device, and the monitoring of all such catch basins and connector pipes during storms, as necessary to ensure the proper functioning of each catch basin and connector pipe for flood protection.

Until such time as Permittee complies with either option 1 or option 2, above, Permittee shall, in addition to any other indemnification obligations provided for in this permit or elsewhere, fully indemnify, defend and hold LACFCD harmless from and against any claims, demands, liability, damages, costs and expenses, including, without limitation, involving bodily injury, death or personal injury of any person or property damage of any nature whatsoever, arising from or in connection with, (i) any CPS or ARS device installed pursuant to this permit, or (ii) any blockage or obstruction of a catch basin or connector pipe directly caused by a CPS or ARS device installed pursuant to this permit.

Should the permittee violate any of the conditions of this permit (including, without limitation, failure to comply with either option 1 or option 2, above) the LACFCD reserves the right to rescind this permit and to direct the Permittee to remove, any and all devices installed within LACFCD facilities pursuant to this permit. If, when directed to do so, the permittee fails to remove these devices within a reasonable time, the devices may be removed by the LACFCD. If the LACFCD removes any device

## **#3.**

pursuant to this paragraph, Permittee shall, within 30 days of receipt of an invoice from LACFCD, reimburse the LACFCD for all costs and expenses incurred by the LACFCD in connection with the removal of the device(s).

Tract #:



Permit #: **PCFL 200902607**

**#3.**

200902601-2621

Issued By: MBENTON  
Issued Date: 19-JAN-11

Permit Office: 6

<b>PC-MODIFIC</b> <b>MODIFICATION OF FLOOD</b> <b>CONTROL FACILITY</b>	<b>COUNTY OF LOS ANGELES-DPW</b> Department Of Public Works Alhambra, CA 91803 - (626)458-3129 <b>Flood Control District Permit</b>
--	--

<u>Individual's / Company Name</u>	<u>Address / City, State Zip</u>	<u>Work Phone</u>	<u>Home Phone</u>
(APP) CITY OF COMPTON WENDELL JOHNSON	205 S. WILLOWBROOK AVE. COMPTON, CA 90220	310 605-5505	
(CNT) WILLDAN ELROY KIEPKE	13191 CROSSROADS PKWY N., #405 INDUSTRY, CA 91746	562 908-6278	

**Emergency Contact**

**Location**

Site Address:

Description: LA RIVER: 1,002 LACFCD CATCH BASINS WITHIN CITY OF COMPTON (GATEWAY #6)

**Scope of Work**

PERMIT PURPOSE: To authorize the work described below affecting the District catch basins in accordance with the submitted attachments, shop drawings, and catch basin identification list.

WORK DESCRIPTION: Install 1,002 connector pipe screens (CPS) and 395 automatic retractable screens (ARS) in District catch basins within City of Compton, per submitted shop drawings and catch basin identification list.

The proposed work shall be constructed in accordance with the conditions, provisions, and attachments provided. Permittee shall comply with the attached LACFCD/LACDPW maintenance and operation requirements.

PERMITTEE MUST NOTIFY GREGORY GRAHAM (7:00 AM TO 3:30 PM) AT TELEPHONE (626) 447-5972 AND FLOOD MAINTENANCE-SOUTH AREA AT (562) 861-0316 AT LEAST 5 WORKING DAYS BEFORE STARTING ANY WORK UNDER THIS PERMIT. FAILURE TO NOTIFY THE PERMIT OFFICE IS CAUSE FOR REVOCATION OF PERMIT. SHOULD PERMITTEE FAIL TO TAKE ACTION WITHIN 180 DAYS FROM DATE OF ISSUANCE OF THIS PERMIT OR FAIL TO ACTIVELY AND DILIGENTLY EXERCISE THE PRIVILEGES OF THIS PERMIT, THE PERMIT BECOMES NULL AND VOID. A COPY OF THIS PERMIT SHALL BE KEPT AT THE WORK SITE DURING ALL PERIODS OF OPERATION WITHIN THE DISTRICT'S RIGHT OF WAY AND SHALL BE SHOWN TO ANY DISTRICT REPRESENTATIVE OR LAW ENFORCEMENT OFFICER UPON DEMAND.

ATTACHMENTS: Maintenance & Repair Requirements; Attachments A, B, & C; CPS Shop Drawings; ARS Shop Drawings; Appendix A-1, A-2, A-3, & A-4; Table 1 & 2 CPS Sizing Table; Compton Catch Basin Identification List.

CC: Design (Zandieh); Flood Maintenance (South); Water Resources (Wood); Watershed Management (George); Land Development (Office, Graham, Paroan)

**Permit Detail**

FILE CODE NO. :	19.032
FLOOD FACILITY NAME :	DISTRICT CB'S TRIBUTARY TO LOS ANGELES RIVER
INSPECTION CHARGE #:	CGATEWAY
INSURANCE EXPIRE	07/01/11
LOCATION 1:	COMPTON (GATEWAY #6)
THOMAS GUIDE :	VARIOUS

**Comments**

<u>Fees</u>	<u>Fee Code</u>	<u>Account Code</u>	<u>Amount</u>
			\$0.00
<b>Total Fees:</b>			\$0.00



**#3.** = #:



Permit #: **PCFL 200902607**

200902601-2621

Permit Office: 6

Issued By: MBENTON  
Issued Date: 19-JAN-11

Is hereby permitted to complete scope of work on the public highways subject to provisions required by County of Los Angeles Highway Permit Ordinance (Division 1 of Title 16, Los Angeles County Code), the Municipal Code, and City Ordinance governing the area where this work is to be done, and the attachments hereon specified. Permit revocable at option of Public Works Director, in consideration of granting of this permit, it is agreed by the applicant that the County of Los Angeles and/or the city wherein the permit work is to be performed and any of their officers or employees thereof shall be saved harmless by the applicant from any liability or responsibility for any accident, loss, or damage to persons or property, happening occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant, it is further agreed that if any part of this installation interferes with the future use of the highway by the general public, it must be removed or relocated, as designated by the Director of Public Works or Superintendent of Streets, at the expense of the permittee of his successor in interest. The permit is void if the permittee is not in compliance with Section 3800 of the Labor Code

Performance of the work of activity under this permit is tantamount to agreeing to the conditions of this permit, Copy of this permit shall be kept at work site during period of operation within District's/Road right of way and shall be shown to District's representative or any law enforcement officer upon demand.

**INSPECTION REQUIRED**

**CALL PERMIT OFFICER 24 HOURS BEFORE STARTING WORK UNDER THIS PERMIT. FAILURE TO DO SO IS CAUSE FOR REVOCATION OF THIS PERMIT. THIS PERMIT IS VOID IF WORK NOT STARTED IN 60 DAYS (FOR ROAD PERMIT) OR 180 DAYS (FOR FLOOD PERMIT) FROM THE DATE OF THE ISSUANCE.**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS****Date: 01/19/2011****Permit No: PCFL 200902607****STANDARD FLOOD CONTROL PERMIT PROVISIONS**

- A. This permit is valid only for the purpose specified herein. No change of purpose as outlined in application or drawings submitted with application is permitted except upon written permission of the Chief Engineer or his representative.
- B. Activities and uses authorized under this permit are subject to any instructions of the Chief Engineer or his representative. **ALL INSTRUCTIONS MUST BE STRICTLY OBSERVED.**
- C. Permittee shall assume entire responsibility for all activities and uses under this permit and shall save the District and Los Angeles County free and harmless from any and all expense, cost, or liability in connection with or resulting from the exercise of this permit including, but not limited to, property damage, personal injury, and wrongful death.
- D. Any damage caused to Flood Control structures by reason of exercise of this permit shall be repaired, at the permittee's sole expense, to the satisfaction of the District. Should the permittee neglect to promptly make repairs, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
- E. Any structure or portions thereof or plantings placed on District rights of way or which affect District structures must be removed, revised, and/or relocated by permittee without cost to the District, or any other public agency the District shall so designate, should future activities or policy so require.
- F. This permit is valid only to the extent of District jurisdiction. Acquisition of permits required by other affected agencies and consent of underlying fee owner(s) of District easement lands are the responsibility of the permittee. **NOTHING CONTAINED IN THIS PERMIT SHALL BE CONSTRUED AS A RELINQUISHMENT OF ANY RIGHTS NOW HELD BY THE DISTRICT.**
- G. This permit is subject to all prior unexpired permits, agreements, easements, privileges, or other rights, whether recorded or unrecorded, in the area specified by this permit. Permittee shall make his own arrangements with holders of such prior rights.
- H. Unless otherwise specified herein, this permit may be revoked or canceled at any time by the Chief Engineer or his representative when required for District purposes.
- I. Upon written notice of cancellation or revocation of this permit for any cause whatsoever, permittee shall restore District right of way and structures to their condition prior to the issuance of the permit and then shall vacate District property. Should permittee neglect to restore the premises or structures to a condition satisfactory to the Chief Engineer or his representative, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
- J. In the event of a District employee work stoppage, the Chief Engineer or his representative reserves the right to suspend all activity authorized under this permit which requires inspection by the District. Activity authorized by the permit shall not resume until District approval to do so is given.
- K. Unless otherwise specifically provided, all costs incurred by permittee as a result of the conditions of the permit or exercise by District of any right, authority, or reservation contained therein shall be the sole responsibility of and shall be borne entirely by the permittee.

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## Conditions of Approval By Permit

Page: 1 of 1

Run Date: Wednesday January 19, 2011 4:

Permit: PCFL - 200902607

The following Conditions of Approval are required to complete the permit:

Condition of Approval	Entered	By	Completed	By
GENERAL FLOOD PROVISION NO. 1 Use of District's right of way for the construction or activity authorized under this permit is tantamount to agreeing to the conditions herein.(G1)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO.2 Permittee shall be responsible for notifying his contractor and all subcontractors of the provisions of this permit. No work will be started until a copy of this permit is given to the contractor and each of his subcontractors. Further, the copy will be left at the site of the work being done by each contractor.(G2)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO. 4 Unless otherwise indicated in this permit, all work authorized by this permit shall conform to the latest edition of the Standard Specifications for Public Work Construction, as amended, and published by Building News, Inc., 3055 Overland Avenue, Los Angeles, CA 90034 and the latest edition of the Los Angeles County Department of Public Works "Additions and Amendments to the Standard Specifications for Public Works Construction".(G4)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO.5 This permit is subject to such further conditions as the Director or his representative may issue during the period of this use. When possible, such additional conditions shall be promptly delivered in writing to the address shown on page one of this permit. Conditions delivered orally of necessity shall be promptly confirmed in writing.(G5)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO. 14 Upon completion of work authorized under this permit, permittee shall restore the area to the satisfaction of the District's representative.(G14)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO. 24 During the period of operations conducted under the permit, Permittee shall maintain in effect an insurance policy (minimum limit \$ ONE million) naming the Los Angeles County Flood Control District/Los Angeles County Department of Public Works and/or U.S. Army Corps of Engineers as co-insured with respect to these operations. A copy of this policy shall be submitted to the District for inclusion in the District file copy of this permit. Expiration or cancellation of the insurance policy shall constitute revocation of this permit.(G24)	13- OCT- 09	HPARAOAN		
GENERAL PROVISION NO.3 Permittee is notified that in accordance with the STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS, Section 1503, the permittee or his contractor may be required to acquire a permit from CAL OSHA if the work authorized herein more than 5 feet deep. The inspection provided by the District can in no way be construed as a safety inspection.(G3)	28- OCT- 09	HPARAOAN		
GENERAL PROVISION NO.8 Issuance of this permit shall not be construed as an obligation on the part of this District for the operation and maintenance of the proposed facilities.(G8)	31- MAR- 10	HPARAOAN		
PROVISION POLLUTION NO. 02 Permittee shall be responsible for the selection and implementation of Best Management Practices (BMP's) for construction activities. If the Director or authorized representative determines that additional BMP's or corrective steps for existing ones are necessary, permittee shall immediately comply with the requests. (P2)	28- OCT- 09	HPARAOAN		



**Maintenance and Repair**

Permittee shall provide for the long-term maintenance and repair of each CPS and ARS device installed pursuant to this permit by complying with one of the following options, within one year of the date of this permit:

1. Permittee must enter into a General Services Agreement (GSA) with the County of Los Angeles if permittee does not currently have a GSA in effect. Permittee shall make a request for services to the County to maintain and repair the CPS and ARS devices installed pursuant to this permit, in accordance with the terms of the GSA, and County shall have approved the request for services. The start date for the request for services will be at the discretion of the County.
2. Permittee shall enter into a long-term maintenance agreement with the LACFCD. The long-term maintenance agreement shall require Permittee to perform all maintenance and repair of the CPS and/or ARS devices installed pursuant to this permit, shall specify the terms and conditions of Permittee's performance, and shall be approved by the respective governing bodies of the Permittee and the LACFCD.

Until such time as Permittee complies with either option 1 or option 2 above, Permittee shall be responsible for the operation and maintenance of all catch basins and connector pipes retrofitted with a CPS and/or ARS device pursuant to this permit. Permittee's operation and maintenance responsibilities shall include, without limitation, the removal and disposal of pollutants captured by each CPS and/or ARS device, and the monitoring of all such catch basins and connector pipes during storms, as necessary to ensure the proper functioning of each catch basin and connector pipe for flood protection.

Until such time as Permittee complies with either option 1 or option 2, above, Permittee shall, in addition to any other indemnification obligations provided for in this permit or elsewhere, fully indemnify, defend and hold LACFCD harmless from and against any claims, demands, liability, damages, costs and expenses, including, without limitation, involving bodily injury, death or personal injury of any person or property damage of any nature whatsoever, arising from or in connection with, (i) any CPS or ARS device installed pursuant to this permit, or (ii) any blockage or obstruction of a catch basin or connector pipe directly caused by a CPS or ARS device installed pursuant to this permit.

Should the permittee violate any of the conditions of this permit (including, without limitation, failure to comply with either option 1 or option 2, above) the LACFCD reserves the right to rescind this permit and to direct the Permittee to remove, any and all devices installed within LACFCD facilities pursuant to this permit. If, when directed to do so, the permittee fails to remove these devices within a reasonable time, the devices may be removed by the LACFCD. If the LACFCD removes any device

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pursuant to this paragraph, Permittee shall, within 30 days of receipt of an invoice from LACFCD, reimburse the LACFCD for all costs and expenses incurred by the LACFCD in connection with the removal of the device(s).

**Ron's Maintenance, Inc.**  
 P.O Box 4562, Downey, California 90241  
 Email: Ronsmaintenance@aol.com  
 Cell: 213-359-3827 Office: 562-8612430

January 15, 2013

John Strickland  
 Acting Public Works Director  
 City of Compton  
 205 South Willowbrook Avenue  
 Compton, CA 90220

**RE: Annual Cleaning Services for Retrofitted Catch Basins in the City of Compton.**


Please find below RMI's per unit pricing for the cleaning of retrofitted and unmodified catch basins with the city of Compton. As you may be aware, the Ls Angeles County Department of Public Works has recommended four (4) inspections annually. However, RMI will defer to the city's discretion on the number of inspections to be performed annually. I look forward to having the opportunity to meet with you and discuss any further changes.

TASK	QUANTITY	PRICE PER UNIT	TOTAL ESTIMATED COST
Catch Basin Maintenance/ Cleaning Price 4 times per year	1782	\$22.00	\$156,816
Total	1782	\$22.00	\$156,816

Inspection Price: \$12.00/unit (retrofitted and unmodified catch basins)  
 NOTE: any catch basin found to be 40% full or greater will be documented to the city.

If you have any questions or need any additional information, please feel free to contact me directly at (213) 359-3827.

Sincerely,

  
**Ronnie Norman,**  
 President



**RESOLUTION SIGN-OFF FORM**

**DEPARTMENT:** Public Works-Engineering

**RESOLUTION TITLE:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND RON'S MAINTENANCE, INC. FOR CATCH BASIN CLEANING SERVICES

*Glen Kau*  
DEPARTMENT MANAGER'S SIGNATURE

2/20/2013 10:32:26 AM  
DATE

**REVIEW / APPROVAL**

*Ruth Rugley*  
CITY ATTORNEY

2/21/2013 3:48:08 PM  
DATE

*Stephen Ajobiewe*  
CITY CONTROLLER

2/21/2013 5:00:22 PM  
DATE

*Terrance C. Davis*  
CITY MANAGER

2/21/2013 3:38:19 PM  
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

