



## HCD Draft 2021-2029 Housing Element

City of Whittier  
13230 Penn Street  
Whittier, CA 90602  
Contact: Sonya Lui, Principal Planner  
[slui@cityofwhittier.org](mailto:slui@cityofwhittier.org)

June 8, 2021

*This page intentionally left blank.*

## Table of Contents

|   | Page      |
|---|-----------|
| <b>1. introduction</b>                                      | <b>I1</b> |
| overview  | I1        |
| housing element scope and purpose                           | I2        |
| relationship to other general plan elements                 | I2        |
| public participation  | I3        |
| <b>2. community profile/housing need assessment</b>         | <b>N1</b> |
| population and employment characteristics                   | N1        |
| stock characteristics                                       | N5        |
| special housing needs                                       | N8        |
| energy conservation opportunities                           | N11       |
| at-risk housing analysis                                    | N12       |
| preservation and replacement options                        | N12       |
| projected housing need (RHNA)                               | N13       |
| <b>3. constraints on housing production</b>                 | <b>C1</b> |
| non-governmental constraints                                | C1        |
| governmental constraints                                    | C3        |
| <b>4. housing resources</b>                                 | <b>R1</b> |
| regional housing needs assessment                           | R1        |
| progress towards the RHNA                                   | R2        |
| consistency with affirmatively furthering fair housing      | R15       |
| <b>5. 2014-2021 housing element program accomplishments</b> | <b>A1</b> |
| <b>6. housing plan</b>                                      | <b>H1</b> |
| goals and policies  | H2        |
| implementing programs                                       | H4        |
| summary of quantified objectives                            | H15       |
| <b>appendix</b>   |           |

*This page intentionally left blank.*

# 1. introduction

## overview

This Housing Element provides the City of Whittier with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

Whittier has a strong commitment to implementing a vision that embraces new opportunities, supports housing development, and provides diverse housing options. Realizing that new housing opportunities for all income levels was challenging to achieve during the 5<sup>th</sup> Cycle, Whittier initiated a comprehensive General Plan update that rethinks residential development opportunities throughout the City. The General Plan update provides for a diversity of housing in a new Transit Oriented District, along Whittier Boulevard, in Uptown, and in expanded mixed-use districts. Whittier will continue to embrace and encourage the recent upswing in the construction of Accessory Dwelling Units. Whittier identifies additional opportunities and creative solutions to support housing development throughout the community.

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Whittier.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs
4. To ensure that each local government cooperates with other local governments to address regional housing needs

## housing element scope and content

The Housing Element covers the planning period of October 15, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of low to moderate income levels; 3) preserve the quality of the existing housing stock in Whittier; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element

Since the Housing Element is also closely related to the Zoning Regulations, the City will review the Housing Element to ensure compliance with housing policies whenever new and/or amended zoning ordinances are considered.

## relationship to other general plan elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Whittier General Plan.

Development policies contained in the Land Use and Community Character Element and the Open Space and Conservation Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. Therefore, the policies and priorities under each of these elements have been carefully balanced to maintain internal consistency. When any element of the General Plan is amended, the City will re-review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that upon revisions to the Housing Element, the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information.

Several new laws trigger additional General Plan update requirements upon revision of the Housing Element including the following:

- Senate Bill (SB) 244 requires that a General Plan’s Land Use Element must be updated to identify and describe disadvantaged unincorporated communities (DUC) that exists within the City’s Sphere of Influence (SOI). Disadvantaged communities both within the City and its SOI have been identified and policy has been prepared to address environmental justice issues.
- Senate Bill (SB) 379 requires that, upon the next revision of a Local Hazard Mitigation Plan (LHMP) on or before January 1, 2022 the Safety Element (and other elements as needed) must be updated to address climate resiliency.
- Senate Bill (SB) 1241 and Senate Bill (SB) 1000 require a General Plan’s Safety Element be reviewed and updated as necessary to address the risk of fire and flooding.
- Senate Bill (SB) 1000 also requires local jurisdictions to incorporate Environmental Justice policies when updating two or more elements of the General Plan.

The Housing Element along with the larger comprehensive General Plan update will include new information on flood hazard, flood management, and fire hazards. Further, goals, policies, and implementation programs specifically addressing Disadvantaged Communities and environmental justice issues have been addressed in the Housing Element.

## public participation

The Housing Element aims to reflect the values and preferences of the Whittier community. In this effort, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

## envision whittier general plan update

The Envision Whittier General Plan Update process was initiated in 2017. As part of the General Plan update, housing and land use issues have been paramount in focus and discussion. A total of nine events (totaling 13 activities) have been conducted. In addition, an additional event whereby the draft Housing Element will be made available for public review is planned for Summer 2021. Each of these events and key findings are highlighted below:

- Website – The City established a General Plan and Housing Element website at [www.envisionwhittier.com](http://www.envisionwhittier.com). It provides a digital portal to the General Plan and Housing Element update and process. Website information includes:
  - The Plan (i.e. What is a General Plan)
  - Housing Element
  - Involvement Opportunities
  - Latest News
  - General Plan Documents (for example, workshop summaries, Existing Conditions Atlas, and materials submitted to the General Plan project by the public)
  - City Contacts

The website can be translated into Spanish. The public was encouraged to pose questions or comments on the website by clicking on the “Share Your Comments” icon.

- Multimedia Campaign – Each community engagement activity is advertised on a series of digital and non-digital platforms. Digital platforms include: Envision Whittier website, FaceBook, Instagram, Twitter, email blasts, local news sites, and the City’s website. Nondigital platforms include flyers and summary documents. Partner stakeholders, including local social service providers, housing advocates, community and business groups, were provided information to distribute to their communities as well.
  
- Stakeholder Interviews – Whittier General Plan Update stakeholder interviews were conducted in July and August 2017 at the Whittier Community Center. The purpose was to inform community representatives about the Whittier General Plan Update and gather feedback on key topic areas. Participants were asked to share their opinions about Whittier today and a vision for Whittier’s future. Each interview was facilitated by a MIG staff member without City staff present to provide community members opportunity and space to speak freely. To encourage stakeholders to share their opinions, participants were assured all comments would be summarized in a format which ensured individual comments could not be traced to a specific participant.
  
- General Plan Launch Workshops – A public workshop was held in each of the four Council Districts on either September 23, 2017 or September 30, 2017. Workshops took place in Parnell Park, Palm Park, Oceanview Elementary School, and the Whittier Train Depot. The workshops launched the General Plan update program; over 75 participants attended one or more of the workshops in which they were exposed to a series of activities to assess:
  - where participants lived/worked;
  - what aspects of the community participants valued the most;
  - various modes of travel used by participants;
  - various methods of how participants could stay healthy; and,
  - what participants viewed as being Whittier’s community assets and opportunities.
  
- Envision Whittier Questionnaire #1 – A questionnaire was electronically distributed from November 7, 2017 through November 19, 2017 via social media and on the Envision Whittier website. A hard copy form was also distributed and made available at the via Whittier Farmers’ Market, City Hall reception desk, several community centers, and a Chamber of Commerce event. In addition, flyers were posted advertising the opportunity to complete the questionnaire. Partner stakeholders promoted the questionnaire to its members. In all, 491 people responded to the questionnaire. The questionnaire asked 22 questions on the following topics:
  - issues, opportunities, values in Whittier
  - Whittier Boulevard, Uptown Whittier
  - safety
  - transportation
  - health
  - parks and recreation
  - homelessness
  - affordable housing
  - respondent demographics

Key findings include:

Respondents generally conveyed that they like Whittier’s small-town feel, Uptown shops and restaurants, and the tree-lined streets and neighborhoods. Furthermore, respondents would like to improve Uptown, address homelessness and affordable housing, and increase public safety.



- Envision Whittier Questionnaire #2 – A second questionnaire solicited input from the Whittier community to shape the General Plan’s vision and guiding principles. The questionnaire circulated from April 20, 2018 through May 14, 2018 with a total of 403 respondents. An electronic version of the questionnaire was promoted via social media and on the Envision Whittier website. The City distributed a paper version of the questionnaire at the 2018 Whittier Earth Day event and the City Hall reception desk. Partner stakeholders, including local community and business groups, promoted the questionnaire to their members. The questionnaire was drafted to build upon public input provided at previous outreach events and past questionnaires. The questionnaire included twenty questions. Thirteen topic-based questions were about Whittier’s challenges and opportunities, as well as community values. Seven questions asked demographic questions about the respondents. Key findings included the need to address homelessness and public safety; improve sustainability through promoting building’s adaptive re-use and support of alternative transportation, and improve Whittier Boulevard by providing more housing, resident/visitor destinations, and public spaces.
  
- Commission/Committee Workshop – A Commission/Committee Workshop was held in the afternoon/evening of December 6, 2017 at the Whittier Community Center. Members of the public participated as well as Planning Commission, Historic Resources Commission, Parks, Recreation and Community Services Commission, Parking & Transportation Commission and Design Review Board. The City used its standard protocol for public noticing of the Commission/Committee workshop. The workshop was also advertised through the Envision Whittier website and the Envision Whittier social media accounts on Facebook, Instagram, and Twitter. The Commission/Committee Workshop’s purpose was to:
  - Gain an understanding of the participants’ desired outcomes for the process;
  - Provide a General Plan overview including purpose, process, and anticipated schedule;
  - Summarize background analysis and community input to date; and,
  - Solicit input on key themes leading to preparation of the General Plan Guiding Principles.
  
- Envision Whittier Public Workshop: Guiding Principles and Opportunities for the Future – This workshop was held June 20, 2018 at Parnell Park. The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City’s standard public noticing protocol. Community partners promoted the event to their members. The workshop’s purpose was to:
  - Share Whittier’s economic opportunities analysis and the results of the second Envision Whittier questionnaire;
  - Solicit input on Envision Whittier’s draft guiding principles; and
  - Solicit input on opportunities for land use/residential and transportation strategies for the City.

Key findings include making Whittier Boulevard a destination by developing an entertainment or art venue, adding public space and place-making elements, making the street more walkable; improving the area nearby the Presbyterian Intercommunity Hospital (PIH) by adding more housing, restaurants, and healthy food options, and adding public space amenities; improving mobility by improving walkability, and providing better transportation to trailheads and Uptown.

- Envision Whittier Commissioners/Public Workshop: Options for Our Future – The workshop was conducted on September 5, 2018 at the Whittier Community Center; 43 members of the public and 20 members of five Whittier Commissions/Boards participated. Participants included the Planning Commission; Historic Resources Commission; Parks, Recreation and Community Services Commission; Parking and Transportation Commission; and Design Review Board. The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City’s standard public noticing protocol. Community partners, including local community and business groups, promoted the event to their members. The workshop’s purpose was to recommend General Plan elements policy framework and issues.

## housing element update

On November 13, 2020, the City conducted four stakeholder groups meetings to gather input from key local stakeholders, housing advocates, and residents. Following guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing (Zoom App). The meeting included a PowerPoint presentation about the intent of the Housing Element update and Regional Housing Needs Assessment (RHNA), opportunities to meet local housing needs, and creative approaches to address the City's constraints to housing production, which was followed by a facilitated discussion regarding housing issues. Participants included local nonprofit and for profit housing developers, social service providers and agencies, housing advocates, local religious institutions, school districts, and interested residents. Outreach for the stakeholder meetings was conducted using social media, direct emails (two emails were sent – November 4<sup>th</sup> and November 9<sup>th</sup>), and direct USPS mail on October 29<sup>th</sup>. Information was posted on the Envision Whittier website. Stakeholder meeting summaries were posted to the Envision Whittier website and emailed to those who provided contact information. The Participation Invitation List and Stakeholder Meetings Summary are provided in this document's appendices.

The Community noted the following:

- The high costs of land, construction, impact fees, permitting fees, and mitigation measures are challenging;
- The lack of affordable units and a proliferation of luxury units;
- The lack of available land in a built-out community;
- There appears to be some local opposition to change;
- Multifamily housing with amenities is needed;
- The need to explore other types of housing including, but not limited to, communal, multi-generational, transitional, and ADUs;
- The need to serve unhoused people and other vulnerable groups such as seniors, sober-living, veterans, low-functioning adults, etc.;
- Current zoning constrains higher density, multi-family housing;
- The need to allow for more mixed-use land development;
- The need to leverage new state laws and engage churches interested in creating housing opportunities;
- The desire to fast track the review of and permit processing for ADUs;
- The need to build partnerships with residents, local organizations, and nonprofit developers;
- The need to create a predictable framework for developers to follow;
- The community is in favor of redeveloping underutilized sites including City-owned parking lots, aging office buildings, and underperforming retail, hotels/motels, and warehouses; and
- Possible opportunities for more housing along corridors, near future Gold Line Station, and Uptown.

The City also hosted four Council District-level workshops on November 30, 2020; December 1, 2021; December 9, 2020; and December 10, 2020) and a citywide, mono-language (Spanish) workshop on December 3, 2020. The workshops were conducted to gather input from residents, business owners, housing and social service advocates, local stakeholders, and other interested community members. The Zoom meetings included a PowerPoint presentation with discussion documented in real-time using Mural, a virtual whiteboard. The project team leveraged the City's existing channels of communication. Outreach methods included City and project website, social media posts, bilingual flyers/invitations, a direct mailing,

a direct emailing, and e-blasts. The workshop videos were posted to the Envision Whittier website for those who could not attend. Workshop summaries were also posted to the Envision Whittier website and emailed to those who provided contact information to ensure that the City captured all input and answered any questions. The workshop summary is provided in this document's appendices.

Public comments included the following:

- Consider increasing housing densities throughout the community, requiring inclusionary zoning ordinance, reducing parking requirements, and removing the City's requirement for a minimum housing unit size.
- Look to diversify housing types and affordability to meet all income levels.
- Consider expanding/streamlining ADUs, providing "missing middle" housing, and housing for those who earn too much for income-restricted housing but do not earn enough for market rate housing.
- Provide housing for vulnerable groups such as seniors, undocumented and unhoused persons.
- Require developers/owners to build housing rather than pay in-lieu fees.
- Consider community land trusts, co-living opportunities, and micro-apartments.
- Provide interest free rehab loans for homeowners looking to rent units at affordable levels.
- Partner with non-profit and/or affordable housing developers.
- Create a Transit Oriented District (TOD) around the planned Metro Gold Line station and other high-quality transit corridors with reliable public transit.
- Re-purpose underutilized commercial spaces/sites.
- Add housing/increase zoning in the Friendly Hills area, along Hadley Street, along Whittier Boulevard, in the Uptown Districts and Whittwood Town Center.

Further opportunity for public participation will be provided at Planning Commission and City Council adoption hearings expected to occur Fall 2021.



## 2. community profile/housing need assessment

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583(a)(1) and 65583(a)(2) requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Whittier to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends will serve as the basis for crafting the City’s housing policies and programs.

This chapter uses data from various sources and with differing methodologies and timeframes. Totals may vary between data sources but the intent of including the data is to show overall proportions, trends, and change over time.

### population and employment characteristics

#### current population and population growth

Between 2010 and 2020, as reported by the Census, the population of Whittier grew less than 2 percent, from 85,433 to 86,801 residents. Compared with the County of Los Angeles as a whole, the 1.6 percent increase is about half that of the County. The Southern California Association of Governments (SCAG) growth forecasts predict a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the City’s population will grow by just under 14 percent, while countywide population is expected to increase by close to 15 percent.

|                           | 2010      | 2020       | 2045       | % Change<br>2010-2020 | % Change<br>2020-2045 |
|---------------------------|-----------|------------|------------|-----------------------|-----------------------|
| <b>Whittier</b>           | 85,433    | 86,801     | 98,900     | 1.6%                  | 13.9%                 |
| <b>Los Angeles County</b> | 9,830,420 | 10,172,951 | 11,677,000 | 3.5%                  | 14.8%                 |

*Source: US Census Bureau 2010; CA Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2019 and 2020; SCAG Growth Forecast*

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

| <b>Table 2.2: Whittier Age, Race and Ethnicity, and Employment</b>                         |          |  |                |
|--|----------|--|----------------|
| <b>Demographic Profile</b>   |          | <b>2010</b>                                  | <b>2019</b>    |
| <b>Age</b>   |          |  |                |
| 0-19   |          | 23,573 (27.6%)                               | 22,046 (25.6%) |
| 20-44  |          | 29,813 (34.9%)                               | 30,697 (35.7%) |
| 45-64  |          | 22,189 (26.0%)                               | 21,258 (24.7%) |
| 65+  |          | 9,858 (11.5%)                                | 12,089 (14.0%) |
| Median Age   |          | 35.0   | 37             |
| <b>Race/Ethnicity</b>  |          |  |                |
| White (non-Hispanic)   |          | 24,126 (28.3%)                               | 20,835 (24.2%) |
| Hispanic   |          | 56,081 (65.7%)                               | 57,956 (67.3%) |
| Black  |          | 780 (0.9%)                                   | 901 (1.0%)     |
| American Indian and Alaska Native  |          | 226 (0.3%)                                   | 274 (0.3%)     |
| Asian/Pacific Islander   |          | 3,087 (3.6%)                                 | 4,119 (4.8%)   |
| Other  |          | 1,031 (1.2%)                                 | 2,005 (2.3%)   |
| <b>Employment by Industry</b>  |          | <b>Median Income (2019 5-Year estimates)</b> |                |
|  |          | <b>2010</b>                                  | <b>2019</b>    |
| Educational services, and health care and social assistance                                | \$46,650 | 9,085 (23.4%)                                | 10,501 (25.2%) |
| Retail trade   | \$30,339 | 4,654 (12.0%)                                | 4,096 (9.8%)   |
| Manufacturing  | \$41,320 | 4,349 (11.2%)                                | 4,828 (11.6%)  |
| Professional, scientific, and management, and administrative and waste management services | \$48,059 | 3,344 (8.6%)                                 | 3,667 (8.8%)   |
| Construction   | \$66,299 | 1,723 (4.4%)                                 | 2,518(6.0%)    |
| Arts, entertainment, and recreation, and accommodation and food services                   | \$16,151 | 3,889 (10.0%)                                | 3,503 (8.4%)   |
| Finance and insurance, and real estate and rental and leasing                              | \$55,521 | 1,692 (4.4%)                                 | 2,827(6.8%)    |
| Other services, except public administration   | \$35,612 | 2,888 (7.4%)                                 | 1,844 (4.4%)   |
| Transportation and warehousing, and utilities  | \$37,430 | 2,047 (5.3%)                                 | 2,779 (6.7%)   |
| Public Administration  | \$81,699 | 2,088 (5.4%)                                 | 2,308 (5.5%)   |
| Wholesale Trade  | \$41,726 | 1,888 (4.9%)                                 | 1,988 (4.8%)   |
| Information  | \$27,002 | 1,014 (2.6%)                                 | 727 (1.7%)     |
| Agriculture, forestry, fishing and hunting, and mining                                     | N/A      | 210 (0.5%)                                   | 98 (0.2%)      |

Source: US Census Bureau 2010, 2019 5-year

## age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. As adults spend more time in the workforce and form

families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

Table 2.2 shows the age distribution of Whittier residents. In 2020, the 20-44 age group constituted the largest age group at approximately 35.7 percent, followed by the 0-19 age group at 25.6 percent. Compared with 2010, the 65+ age group experienced the greatest relative change with an increase of 22.6 percent, a trend seen nationwide. The median age in Whittier is 37 years. Compared with the County (36.5 years) and the state (36.5 years), Whittier's population is older. The large proportion of working adults and school-age children and the small senior population means that demand will likely continue to grow for larger units for families.

## race and ethnicity

Along with an aging population, Whittier is becoming more diverse in race and ethnicity. Table 2.2 shows the racial/ethnic distribution of population in the Whittier. White, non-Hispanic and Hispanic residents make up most of the City's population. Compared with the County of Los Angeles, Whittier has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. Since 2010, the most significant trends include the growth in the proportion of Hispanic residents, the decrease of the proportion of the White population and the increase in the proportion of Asian/Pacific Islander residents.

## employment

Whittier residents work in a diversity of business sectors and are primarily employed in retail trade, manufacturing, and educational services, and health care and social assistance. Major employers in the City of Whittier include Presbyterian Intercommunity Hospital with 2,600 employees, Whittier Union High School District with 950 employees, Whittier Hospital Medical Center with 850 employees, and Whittier City School District with 720 employees. Employment characteristics are important as they have a direct relationship with income. In Whittier, the industries in which most residents work vary as to whether they pay below or above the median income. While the median incomes for individuals employed in educational services, and health care and social assistance, and manufacturing are 15.1 percent and 2.7 percent higher than the median income, respectively, the median income for retail trade employment is 44.8 percent lower than the median income for Whittier residents.

## household characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These patterns underscore the need for housing opportunities for people of all ages and income. The U.S. Census has different definitions for households and family: household is the number of related and unrelated person living together in one unit and family is the number of related persons living together in one unit.

Characteristics for Whittier households are summarized in Table 2.3. The number of households in Whittier has decreased by 364 households (or 1.3 percent) since 2010. Since 2010, the size of Whittier

households increased very slightly from 2.96 persons per households to 2.99 persons per households in 2019 per the State Department of Finance estimates. Owner-occupied households constitute 57.5 percent of all households in 2020, while households that are renter-occupied constitute 42.5 percent of all households.

| <b>Table 2.3: Household Characteristics by Tenure</b>   |                         |                          |                       |
|---|-------------------------|--------------------------|-----------------------|
| <b>Household Characteristic</b>   | <b>Owner Households</b> | <b>Renter Households</b> | <b>All Households</b> |
| Number of Households  | 15,763 (57.5%)          | 11,656 (42.5%)           | 27,419 (100%)         |
| Median Household Income   | \$100,759               | \$55,005                 | \$76,333              |
| Household Income Categories (CHAS)  | -                       | -                        | -                     |
| Extremely Low Income (0-30% AMI)  | 1,385 (5.0%)            | 2,780 (10.0%)            | 4,165 (15.0%)         |
| Very Low Income (30-50% AMI)  | 1,595 (5.7%)            | 2,385 (8.6%)             | 3,980 (14.3%)         |
| Low Income (50-80% AMI)   | 2,000 (7.2%)            | 2,450 (8.8%)             | 4,450 (16.0%)         |
| Moderate Income (80-100% AMI)   | 1,590 (5.7%)            | 1,550 (5.6%)             | 3,140 (11.3%)         |
| Above Moderate Income (100% + AMI)  | 9,580 (34.5%)           | 2,490 (9.0%)             | 12,070 (43.4%)        |
| Total number of projected Extremely Low-Income Households (RHNA)  | N/A                     | N/A                      | 512*                  |
| <b>Overpayment</b>  |                         |                          |                       |
| All Households Overpaying for Housing   | 5,480                   | 5,924                    | 11,404 (41.0%)        |
| Lower Income Households Overpaying for Housing  | 3,135                   | 5,410                    | 8,615 (68.4%)         |
| <i>Source: US Census Bureau 2019 5-year estimates, CHAS 2013-2017, Regional Housing Needs Allocation 2021-2029</i>  |                         |                          |                       |
| <i>*Note: Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.</i> |                         |                          |                       |

## income

Household income level is probably the most significant factor influencing housing choice. According to the U.S. Census 2019 5-year estimates, the median household income for Whittier was \$76,333, compared with the County of Los Angeles median household income of \$72,797, the Whittier's median income was 14.4 percent higher. Median household income differs by tenure; while renter-occupied median household income was \$55,005, the owner-occupied median household income was almost twice that at \$100,759.

Certain population groups in Whittier are more likely to experience poverty. Census data estimates that 10.8 percent of Whittier residents live in poverty, as defined by federal guidelines. This proportion is lower than the County of Los Angeles where 16 percent of residents live in poverty. The proportion of persons or households living in poverty is much higher for Black residents, of which 29 percent live in poverty, and American Indian and Alaska Native residents, of which 21 percent live in poverty. Additionally, 17 percent of residents with a disability and 18 percent of female-headed households live in poverty.



For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80- 120 percent of AMI (federal data uses 100 percent)
- Above Moderate-Income Households earn over 120 percent of AMI (federal data uses 100+ percent)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in Table 2.3, in Whittier, Above Moderate-Income households comprise the largest share of all households, and Low-Income households comprise the second largest category. According to the 2017 CHAS, 15 percent of the City's total households were classified as extremely low income (0-30 percent of AMI), 14.3 percent were classified as very low income (31-50 percent of AMI), and 16 percent were classified as low income (51-80 percent AMI). 54.7 percent of the City's households had incomes above 80 percent of the median household income. Income differs by tenure. Table 2.3 shows that more renter households are in the lower income categories (0-80 percent AMI) compared with owner households.

## housing overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Whittier, 41 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 68.4 percent are overpaying for housing. For owner-occupied households, 33.9 percent are overpaying for housing, while 50.8 percent of renter-occupied households are overpaying for housing.

## stock characteristics

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

## housing stock

In 2020 there are 29,721 housing units in the city. Compared to 2010, Whittier's housing stock has increased by 130 units. Most of Whittier's housing stock is made up of single-family homes (69.4 percent)

with 29.9 percent of the housing stock being multi-family. Single-family homes also represent most of the housing stock increase from 2010, with 83.8 percent of new units being single-family. Census data indicates that 0.4 percent of owner units and 3.3 percent of rental units are vacant.

Census data indicates that between 2010 and 2020 new development has mostly been single-family, with 109 single-family units built in comparison to 21 multiple family units built. These figures may differ from the City’s Annual Reporting to the State. Single-family structures now make up 69.4 percent of the City’s housing stock, with multi-family comprising 29.9 percent and mobile homes and other housing filling out the remaining 0.6 percent.

| <b>Table 2.4: Housing Stock Characteristics</b>   |                              |                           |                       |
|---|------------------------------|---------------------------|-----------------------|
| <b>Housing Characteristic</b>   | <b>All Households</b>        |                           |                       |
| Single Family Detached  | 19,370 (65.2%)               |                           |                       |
| Single Family Attached  | 1,259 (4.2%)                 |                           |                       |
| Multi-Family Units  | 8,899 (29.9%)                |                           |                       |
| Mobile home, other units  | 193 (0.6%)                   |                           |                       |
| Total units   | 29,721 (100.0%)              |                           |                       |
| Average Household Size  | 3.07 persons per household   |                           |                       |
| Units Needing Replacement/Rehabilitation  | 9                            |                           |                       |
| -   | <b>Owner Households</b>      | <b>Renter Households</b>  | <b>All Households</b> |
| Total Housing units   | 15,763 (57.5%)               | 11,656 (42.5%)            | 27,419 (100%)         |
| Vacancy Rate  | 0.4%                         | 3.3%                      | 3.6%                  |
| Overcrowded Units   | 740 (4.5%)                   | 1,505 (14.3%)             | 2,245 (8.4%)          |
| Housing Cost  | \$559,250 median sales price | \$1,354 median gross rent | N/A                   |
| <i>Note: 2020 CA DOF E-5 Population and Housing Estimates did not include a breakdown of data by tenure. Total housing units is from the US Census Bureau 2019 5-year data.<br/>           *Housing units by tenure reflect only occupied units while the total housing units includes unoccupied units</i> |                              |                           |                       |
| <i>Source: 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2019 5-year estimates, CoreLogic May 2020</i>   |                              |                           |                       |

## overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Whittier, 8.4 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (14.3 percent) compared with owner occupied units (4.5 percent).

## housing condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Building and Safety program, the City estimates that in 2021, nine red-tagged housing units are in severe need of replacement or substantial rehabilitation due to housing

conditions. The City has four HUD-funded housing rehabilitation programs, two of which are overseen by service providers:

- Minor Home Modification Grant Program SCRS: Maximum amount \$5,000
- Minor Home Repair Grant Program Habitat for Humanity: Maximum amount \$5,000
- Rehabilitation Grant Program City of Whittier: Maximum amount \$12,500
- Rehabilitation Loan Program City of Whittier: Maximum amount \$12,500

The Housing and Rehabilitation Program is available to low-income households earning no more than 80 percent of the area median income. The loans are often paired with a grant and used for improvements and repairs such as lead-based paint, electrical, heating, plumbing, roofing, stucco application, painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. The Minor Home Repair Grant program pays for labor and materials of minor home repairs and accessibility improvements for the disabled, such as stucco, trim, and garage painting; minor electrical and plumbing repairs or replacement; window and door replacement or repair; smoke detectors; and other minor improvements.

## housing cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Whittier median home price in 2020, based information provided by CoreLogic, was \$559,250. This was 3.6 percent higher than the median price in 2019. The 2020 median home price in Los Angeles County as a whole was \$620,000, which is 10.9 percent higher than in Whittier. Home prices in Whittier differ by geography; in the 90605 and 90606 zip codes, the median home prices were \$540,000 and \$523,000, respectively, while the median home price was \$775,000 in the 90602 zip code.

Approximately 42.5 percent of Whittier households live in rental housing. Census data shows that the average rent in Whittier is \$1,312 per month with most (44.3 percent) paying between \$1,000 and \$1,499 in rent. October 2020 data from Rent Jungle shows a much higher rental cost. As of October 2020, average rent for an apartment in Whittier, according to Rent Jungle, was \$2,060. Rent Jungle also showed the average monthly rent for a one-bedroom apartment was \$1,717 and the average monthly rent for a two-bedroom apartment was \$2,171. Table 2.5 shows that the HUD-determined fair market rents for Los Angeles County are higher than the rents within Whittier.

| Table 2.5: Rents in Los Angeles County and Whittier  |                    |             |             |                    |                    |
|--|--------------------|-------------|-------------|--------------------|--------------------|
| Fair Market Rents in Los Angeles County (HUD)  |                    |             |             |                    |                    |
| Year   | Efficiency         | One-Bedroom | Two-Bedroom | Three-Bedroom      | Four-Bedroom       |
| FY 2020 FMR  | \$1,279            | \$1,517     | \$1,956     | \$2,614            | \$2,857            |
| Average Rents in Whittier (RentJungle.com)   |                    |             |             |                    |                    |
| October 2020   | Data Not Available | \$1,717     | \$2,171     | Data Not Available | Data Not Available |
| Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development (HUD); RentJungle.com accessed October 2020. |                    |             |             |                    |                    |

## special housing needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. Special needs households include people with disabilities, seniors, large families, single-parent households, farmworkers and people experiencing homelessness. Table 2.6 summarizes special needs population in Whittier and is followed by a more detailed discussion.

| Table 2.6: Special Needs Groups   |                  |                     |
|---|------------------|---------------------|
| Special Needs Category  | Count            | Percent             |
| Persons with Disabilities   | 8,156 persons    | 9.5% of residents   |
| Persons with Developmental Disabilities   | 2,597 persons    | 3.0% of residents   |
| Elderly (65+ years)   | 12,089 persons   | 14.0% of residents  |
|   | 6,567 households | 23.9% of households |
| Large Households (5+ members)   | 3,959 households | 14.4% of households |
| Farmworkers   | 85 persons       | 0.2% of labor force |
| Female Headed Households  | 4,045 households | 14.8% of households |
| People Experiencing Homelessness  | 284 persons      | N/A                 |
| <i>Source: US Census Bureau 2019 5-year estimates, Southern California Association of Governments 2020, CA Department of Developmental Services</i> |                  |                     |

## persons with disabilities including persons with developmental disabilities

Disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. As such, the majority of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

In Whittier, 8,156 residents (9.5 percent) are living with a disability, of which 2,597 or 3 percent of residents are living with a developmental disability. As age increases, so does the percentage of each age group that has disability; for residents who are 75 years and over, 52.9 percent have a disability. The 35 to 64 years age group constitutes the second-highest number of disabilities, 2,602 persons, although this is only 7.9 percent of the age group. For residents with disabilities, 14.7 percent live in poverty, compared to the 9.4 percent of residents without a disability who live in poverty.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Eastern Los Angeles Regional Center serves residents in Whittier. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Whittier, 2,597 persons are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are

those ages 18 and older, who comprise 55.3 percent of the total consumers, followed by those ages 0-17, who comprise 44.7 of the total consumers.

## **elderly (65+ years)**

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing.

In Whittier, there are 12,089 residents that 65 years and older, representing 14 percent of the population. Most households headed by elderly residents are homeowners. The City has 6,567 senior households, of which 28.4 percent were renters and 71.6 percent were homeowners. For residents 65 years and older, 9.5 percent live in poverty, which is slightly lower than the 9.9 percent poverty rate for the City as a whole.

The City offers approximately 438 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living. Whittier has one senior mobile home park with an estimated 9 trailers. Rents are generally affordable to lower income seniors. However, several hundred additional senior-restricted mobile home units are available in the adjacent unincorporated areas. The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low-income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted.

## **large households (5+ members)**

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

In Whittier, 3,959 households are considered large households, or 14.4 percent. Most large households are homeowners. There are 2,496 owner-occupied large households, or 63 percent of all large households, and 1,463 renter-occupied households, or 37 percent of all large households. Large households may be disproportionately affected by poverty. While data for large households living in poverty is not available, Census data shows that 8.2 percent of families with 5 or 6 members and 13.8 percent of families with more than 7 members live under the poverty rate compared to 6.8 percent for all Whittier families.

## **farmworkers**

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In Whittier, only 85 residents, or 0.2 percent of the workforce are farmworkers (work in the agriculture, forestry, or fishing and hunting industry). Due to the low number of agricultural workers in Whittier, the housing needs of migrant and/or farm worker

housing need can be met through general affordable housing programs. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Whittier.

## female-headed households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. In Whittier, 4,045 (14.8 percent) households are female-headed and most are renters; 43 percent live in owner-occupied housing and 57 percent live in renter-occupied housing. Female-headed households experience poverty at a greater proportion. For female-headed households in Whittier, 16.9 percent live in poverty, which is higher than the 9.9 percent poverty rate for Whittier as a whole.

## people experiencing homelessness

Population estimates for people experiencing homelessness are difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. In 2020, a total of 284 homeless individuals were in Whittier, which is 0.5 percent of the total number of homeless individuals in Los Angeles County. Of the 284 homeless individuals, 40 were sheltered while 244 were unsheltered. According to Los Angeles Homeless Services Authority (LAHSA), Whittier's annual homeless count has declined 37 percent over three years from 340 in 2015 to 214 in 2017. The latest count shows an increase since then.

The City has been very proactive and a leader on homelessness prevention in the region. There are many services and resources in place for the homeless population and there is strong grass roots community engagement and coordination. However, the demand for services and housing in Whittier continues to be greater than the supply. In Whittier, homeless housing resources include the Whittier Area First Day Coalition, which provides a short-term emergency transitional housing (45 beds) with on-site supportive services, and the Women's and Children's Crisis Shelter Whittier, providing emergency and transitional shelter (28 beds) and support services to victims of domestic violence. The Salvation Army Transitional Living program offers 78 transitional housing beds for their 18-month program. Other homeless shelters in the area include the Cold Weather Shelter in Whittier, which provides two meals and a bed indoors for up to approximately 40 homeless people throughout the winter months. Additionally, The Whole Child, located in Whittier, is a nonprofit organization providing mental health, family housing, parent enrichment and nutrition education services to families in Los Angeles County and provides 40 transitional housing beds.

The City has been at the forefront of the homelessness in the region. The City developed a three-year homeless plan to create the systems, policy changes, and coordination necessary to address the various segments of the homeless population. This plan is not intended to resolve the issue of homelessness in Whittier in the first three years but rather to lay a foundation for future planning and implementation.

The City Council has taken a proactive approach towards ending homelessness through the annual allocation of grant funding to local nonprofit agencies from three funding sources: general fund,

Community Development Block Grant (CDBG), and housing authority funds. The City Council's priority over the past three years has been to annually fund between 20-25 nonprofit agencies that specifically provide homeless services in the city. All the applications for the social service funding grants are annually reviewed by the Social Services Commission and approved by City Council. In 2020, the City committed to \$1,086,497 in HUD funding to assist in the rehabilitation/construction of a homeless navigation center and emergency shelter and \$200,000 to the Salvation Army for shelter and support services for single adult homeless men and women.

## **energy conservation opportunities**

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Whittier General Plan. Primary avenues to address climate change in Whittier include lowering of transportation emissions through increased bicycle and pedestrian travel, and improved land use decisions, as well as reducing energy-related emissions by decreasing energy consumption of City operations, reducing water consumption, and incentivizing the use of renewable energy for citizens.

Presently, Southern California Edison offers various energy conservation programs. The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization. The Home Energy Efficiency Rebate Program offers financial incentives for installing approved energy upgrades. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units. Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes energy efficient kits available to residents at no cost. The Southern California Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers.

## **at-risk housing analysis**

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

| Table 2.7: Affordable Housing Developments |               |             |                       |                        |                          |
|--|---------------|-------------|-----------------------|------------------------|--------------------------|
| Project Name                               | Tenant Type   | Total Units | # of Affordable Units | Funding Program        | Earliest Conversion Date |
| Whittier Senior Housing                    | Senior        | 156         | 155                   | LIHTC; HUD             | 01/01/2055               |
| Whittier Springs                           | Senior        | 13          | 13                    | HUD                    | 05/01/2024               |
| William Penn Manor                         | Senior        | 75          | 74                    | LIHTC; HUD             | 02/01/2055               |
| The Hoover Hotel                           | Senior        | 50          | 49                    | LIHTC                  | 2056                     |
| Mosaic Gardens at Whittier                 | Family        | 21          | 20                    | LIHTC                  | 2065                     |
| Whispering Fountains                       | Senior        | 169         | 167                   | County Bonds, RDA      | 2035                     |
| First Day Newlin                           | Special Needs | 3           | 3                     | L.AC General Fund, RDA | 2065                     |

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), a development for very low-income disabled residents, is subject to expiration of affordability restrictions.

## preservation and replacement options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

## rental assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the HCV/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant’s household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes and affordability levels, the total annual subsidy to maintain the 13 at-risk units is estimated at about \$93,560.

## transfer of ownership

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 13 affordable units that are potentially at risk of converting to market rate is close to \$2 million.



## **construction of replacement units**

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a construction cost of \$167.27 per square foot (ICC Building Valuation Data 2020) and the estimated average size of 700 square feet for one-bedroom units, the construction cost of replacing all 13 affordable at-risk units would be approximately \$1.52 million.

## **entities interested in participating in california's first right of refusal program**

An owner of a multi-family rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their “at risk” property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list qualified entities provided to the owner. HCD has listed over 40 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County. The list is located at <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

## **projected housing need (RHNA)**

Housing-element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction’s council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura and Imperial. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,827 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Whittier has a RHNA of 3,439 housing units to accommodate in the housing element period. The income distribution is as shown in Table 2.8.

| Table 2.8: Regional Housing Needs Allocation 2021-2029 |                 |                           |                             |
|--|-----------------|---------------------------|-----------------------------|
| Regional Housing Needs Allocation 2021-2029            |                 |                           |                             |
| Income Group   | % of County AMI | Number of Units Allocated | Percent of Total Allocation |
| Very Low <sup>1</sup>                                  | 0-50%           | 1,025                     | 29.9%                       |
| Low  | >50-80%         | 537                       | 15.7%                       |
| Moderate   | >80-120%        | 556                       | 16.2%                       |
| Above Moderate   | 120%+           | 1,321                     | 38.5%                       |
| Total  | ---             | 3,439                     | 100%                        |

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.

# 3.constraints on housing production

Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints typically include residential development standards, fees, and permitting procedures. The need to provide infrastructure and services can be viewed as a constraint because it increases the cost of producing housing. Not every constraint to housing production is governmental. Other non-governmental constraints may be housing market influences. This chapter addresses governmental and non-governmental constraints as they relate to housing.

## non-governmental constraints

The availability and cost of housing are influenced by market factors over which local government has little or no control. State law requires that the Housing Element contain a general assessment of market factors and local regulations that create or add to existing development constraints, which serves as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

### development costs

#### *Price of Land*

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land selling prices in Whittier range from \$1.2 million to \$3.7 million per acre.<sup>1</sup> Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

#### *Cost of Construction*

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and, therefore, do not deter housing construction in any specific community. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional

---

<sup>1</sup> A review of vacant residential land sales on Zillow.com on April 7, 2021 provided 10 vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in the City.

differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages<sup>2</sup> for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V (Wood Frame), Multifamily: \$113.88 to \$118.57 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: \$123.68 to \$131.34 per sq. ft.

### ***Availability of Financing***

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants more closely than in the past, leading to credit tightening despite affordable interest rates.

### ***Environmental Constraints***

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use and Community Character Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding or steep slopes) have already been accounted for in the General Plan Land Use Map, policies, and programs, and the Environmental Impact Report. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

## **government code 65583(a)(6) development analysis**

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

### ***Requests for Lower Development Densities***

In Whittier, requests for development at densities below anticipated densities are rare. This has occurred twice in the last five years, and a conditional use permit is required for reduced density. Development approval of projects with densities lower than what is established in the Housing Element is not expected.

---

2 International Code Council, August 2020: <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>.

In general, and based on recent development in the City, development applications aim for densities as close as possible to what is allowed.

### ***Building Permit Timeframe***

In Whittier, the length of time between receiving approval for housing development and submittal of an application for building permit is typically 30 to 60 days for single-family and duplex developments, and one to six months for multifamily developments, depending on project and complexity. For example, a multifamily residential project with complex grading and drainage plans may take longer than usual to submit permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City. Timelines are often affected by factors that are not disclosed by applicants and they may put off their submittal for initial submittal.

Recent examples include:

- 7646 Bright Avenue
  - 4 units
  - 11 months
- City Ventures Project: 16424-16440 Whittier Boulevard
  - 54 units
  - 8 months

### ***Local Efforts to Remove Nongovernmental Constraints***

The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction’s ability to meet RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of California. In general, constructing affordable housing, especially for low- and very low-income households is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments.

## **governmental constraints**

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain housing development and affordability, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

## land use controls

The City's primary policies and regulations that affect residential development and housing affordability include the General Plan, the Whittier Municipal Code Title 18 (Zoning), Title 15 (Buildings and Construction), and Title 17 (Subdivisions), and Whittier's four Specific Plans (Uptown Whittier, Lincoln (Nelles), Whittier Boulevard, and Whittwood Town Center). As a part of the General Plan update the Whittier Boulevard and Whittwood Town Center Specific Plans will be replaced by General Plan land use designations, including three Mixed-Use designations.

### *Planning and Zoning Regulations*

Title 18 (Zoning) of the Whittier Municipal Code sets forth the City's Planning and Zoning regulations. The Zoning Ordinance identifies the following residential zone designations:

- R-E (Residential Estate) – This zone designation is intended to provide for one single-family dwelling; residential care facilities that are six or fewer persons, and those expressly permitted pursuant to Section 18.52.030. No lot shall be created having a minimum lot area of less than 15,000 square feet.
- H-R (Hillside Residential Zone) – This zone designation is intended to provide for one single-family dwelling; residential care facilities that are six or fewer persons, and those expressly permitted pursuant to Section 18.52.030.
- R-1 (Single-family Residential) – This zone designation is intended to provide for the development of single-family residences. Each lot in the R-1 zone shall have a minimum lot area of not less than 7,000 square feet or as described in Section 18.08.050.
- R-2 (Light Multiple Residential) – This zone designation is intended to provide for the development of light multiple residential areas. Each lot under R-2 zone shall have a minimum lot area of not less than 7,000 square feet.
- R-3 (Medium Multiple Residential) – This zone designation is intended to provide for the development of medium multiple residential areas. No lot in R-3 zone shall have a minimum lot area of less than 7,000 square feet.
- R-4 (Heavy Multiple Residential) – This zone designation is intended to provide for the development of heavy multiple residential areas. No lot in the R-4 zone shall have a minimum lot area of less than 20,000 square feet.

The General Plan proposes to add three new Mixed-Use designations that allow for compatible retail, entertainment, office, residential, hotel, civic, cultural, and recreation uses at varying context-sensitive development densities/intensities, ranging from 20 to 60 per acre and FARs of 1.00 to 3.00. No zoning regulations are in place to accommodate these designations. The Housing Plan commits the City to comprehensively update the Whittier Municipal Code, creating new zones and development standards, to ensure consistency with the General Plan update.

Table 3.1 summarizes the General Plan land use designations and the zoning designations that either allow by right or conditionally permit residential development.

| Table 3.1: 2021 General Plan Land Use Designations and Corresponding Zoning Designations   |                             |   |
|--|-----------------------------|---|
| Residential Land Use Designations  | Density/FAR                 | Current Corresponding Zoning Designations |
| Hillside   | 0 – 3 du/acre               | H-R                                       |
| Low Density  | 3.1 – 7 du/acre             | R-E<br>R-1                                |
| Medium Density   | 7.1 – 15 du/acre            | R-2                                       |
| Medium High Density  | 15.1 – 25 du/acre           | R-3                                       |
| High Density   | 25.1 – 35 du/acre           | R-4                                       |
| Very High Density  | 35.1 – 54 du/acre           | N/A                                       |
| Mixed-Use 1  | 20 – 30 du/acre<br>1.00 FAR | N/A                                       |
| Mixed-Use 2  | 25 – 40 du/acre<br>1.00 FAR | N/A                                       |
| Mixed-Use 3 <sup>1</sup>   | 25 – 40 du/acre<br>1.00 FAR | N/A                                       |
| General Commercial with Housing Overlay  | 25 du/acre<br>0.75 FAR      | N/A                                       |
| Specific Plan <sup>2</sup>   | Varies                      | Varies                                    |
| Note(s):<br>(1) See General Plan, Land Use and Community Character Element.<br>(2) The Uptown Whittier and Lincoln (Nelles) Specific Plans establish their own land use plans and development standards. |                             |   |

Source(s): City of Whittier General Plan, Land Use and Community Character Element, 2021.

Table 3.2 summarizes the housing types permitted by zone that allows residential development. Each use is designated by a letter denoting whether the use is allowed (P) or conditionally permitted (CUP).

| Table 3.2: Permitted Land Uses by Residential Zone and Specific Plan  |                  |     |                |                  |                  |                  |                              |                               |
|---|------------------|-----|----------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| Land Use  | Residential Zone |     |                |                  |                  |                  | Specific Plan                |                               |
|   | R-E              | H-R | R-1            | R-2 <sup>4</sup> | R-3 <sup>4</sup> | R-4 <sup>4</sup> | Uptown Whittier <sup>6</sup> | Lincoln (Nelles) <sup>7</sup> |
| Single-family Dwelling, Detached  | P                | P   | P              | p <sup>1</sup>   | p <sup>2</sup>   | p <sup>3</sup>   | P                            | P                             |
| Single-family Dwelling, Attached  |                  |     |                | p <sup>1</sup>   | p <sup>2</sup>   | p <sup>3</sup>   | P                            | P                             |
| Multifamily (4 units or fewer)  |                  |     |                | p <sup>1</sup>   | p <sup>2</sup>   | p <sup>3</sup>   | P                            | P                             |
| Multifamily (5 units or more)   |                  |     |                | p <sup>1</sup>   | p <sup>2</sup>   | p <sup>3</sup>   | P                            | P                             |
| Housing for Agricultural Employees  |                  |     |                |                  |                  |                  |                              |                               |
| Accessory Dwelling Units  | P                | P   | p <sup>5</sup> | P                | P                | P                | P                            |                               |
| Junior Accessory Dwelling Units   | P                | P   | p <sup>5</sup> | P                | P                | P                | P                            |                               |
| Mobile/Manufactured Home  |                  |     | P              | CUP              | CUP              | CUP              |                              |                               |
| Emergency Shelter   |                  |     |                |                  |                  |                  |                              |                               |
| Transitional/Supportive Housing   |                  |     |                |                  |                  |                  | P                            |                               |
| Single-Room Occupancy   |                  |     |                |                  |                  |                  |                              |                               |
| Residential care, ≤ 6 clients   | P                | P   | P              | P                | P                | P                |                              | P                             |
| Residential care, > 6 clients   |                  |     |                | CUP              | CUP              | CUP              | CUP                          | P                             |
| Boarding or Rooming Houses  |                  |     |                | CUP              | CUP              | CUP              | P                            |                               |
| Hospitality Houses  |                  |     |                |                  |                  | CUP              |                              |                               |
| <p>Note(s):</p> <p>(1) P = Permitted Use</p> <p>(2) CUP = Conditional Use Permit Required</p> <p>(3) Residential is permitted in the Transitional Zone. Any use can be considered with a CUP. Do not need to associated with adjacent zoning designation or underlying zone requirement.</p> <p>(4) Residential is permitted in select commercial zones. See Whittier Municipal Code Title 18 (Zoning).</p> <p>Footnote(s):</p> <p>(1) One dwelling unit/3,000 square feet of total lot area.</p> <p>(2) One dwelling unit/2,050 square feet of total lot area (on lots equal to or less than 7,000 square feet). One dwelling unit/1,750 square feet of total lot area (on lots greater than 7,000 square feet).</p> <p>(3) One dwelling unit/2,050 square feet of total lot area (on lots equal to or less than 7,000 square feet). One dwelling unit/1,400 square feet of total lot area (on lots greater than 7,000 square feet and less than 20,000 square feet). One dwelling unit/1,250 square feet of total lot area (on lots equal to or greater than 20,000 square feet).</p> <p>(4) Conversion of residential rental units to residential condominiums is allowed with CUP.</p> <p>(5) Per Whittier Municipal Code, Chapter 18.10 – Residential Zones Generally, Section 18.10.020 – Accessory Uses, I – Accessory Dwelling Units.</p> <p>(6) See Uptown Whittier Specific Plan for additional details, Table 4-1: Allowed land Uses and Permit Requirements for the Uptown Zones.</p> <p>(7) See Lincoln (Nelles) Specific Plan for additional details, Table 4-1A: Permitted and Conditionally Permitted Uses.</p> |                  |     |                |                  |                  |                  |                              |                               |

Source(s): Whittier Municipal Code, 2021. Uptown Whittier Specific Plan, 2008. Lincoln (Nelles) Specific Plan, 2015.

Table 3.3 summarizes key development standards by zone that allows residential development and Table 3.6 shows minimum dwelling unit size by unit type. The City has successfully used the variance and minor modification process in current and prior residential projects to allow flexibility in development standards and code requirements to facilitate the construction of new housing. These allow for the reduction or



modification of development requirements up to 10 percent, except for density, unless affordable requirements are met through the City’s current density bonus ordinance. Whittier’s Housing Plan includes programmatic actions to ensure the City’s density bonus ordinance is consistent with the most current state laws. Examples of affordable residential developments Whittier has been able to subsidize the overall cost of housing developments to accommodate affordable housing. Examples include (for ownership) Gables and Guilford Court, and (for rental) Mosaic, Hoover Hotel, First Day Newlin, William Penn Manor, and Whittier Towers.

Development standards in Whittier are not unusually strict and are not considered a constraint to the development of affordable housing. The City will review, and if needed, revise standards as part of the Zoning Ordinance update and will look at minimum lot size discrepancies and constraints.

| Table 3.3: Development Standards by Residential Zone  |             |                  |            |            |                |                |
|---|-------------|------------------|------------|------------|----------------|----------------|
| Development Standard  | R-E         | H-R <sup>1</sup> | R-1        | R-2        | R-3            | R-4            |
| Lot Size (sq ft)  | 15,000 Min. |                  | 7,000 Min. | 7,000 Min. | 7,000 Min.     | 21,000 Min.    |
| Max. Lot Coverage (%) <sup>2</sup>  | 40          |                  | 40         | -          | -              | -              |
| Min. Setbacks (ft)  |             |                  |            |            |                |                |
| <i>Front</i>  | 25          |                  | 20         | 15         | 15             | 15             |
| <i>Interior Side</i>  | 10          |                  | 5          | 5          | 5 <sup>3</sup> | 5 <sup>3</sup> |
| <i>Side Street</i>  | 25          |                  | 10         | 10         | 10             | 10             |
| <i>Rear</i>   | 10          |                  | 5          | 5          | 5              | 5              |
| Min. Lot Width (ft)   | see below   |                  | see below  | see below  | 70             | 70             |
| <i>Interior</i>   | 75          |                  | 60         | 60         | -              | -              |
| <i>Corner</i>   | 85          |                  | 65         | 65         | -              | -              |
| Max. Height (ft)  | 30          |                  | 35         | 35         | 35             | 35             |
| Min. Open Space (sq ft/unit)  | -           |                  | -          | 350        | -              | -              |
| <i>Private</i>  | -           |                  | -          | -          | 150            | 150            |
| <i>Common</i>   | -           |                  | -          | -          | 200            | 200            |
| <p>Note(s):</p> <p>(1) Additional regulations and details apply, see Whittier Municipal Code Title 18 (Zoning).</p> <p>Footnote(s):</p> <p>(1) H-R Hillside Residential Zone allows residential uses, however, a Hillside Development Plan is needed for residential development in H-R zone. Density is calculated by a formula based on the natural average percentage of slope. See Whittier Municipal Code, Chapter 18.14 – H-R Hillside Residential Zone for additional details.</p> <p>(2) Including accessory buildings and structures.</p> <p>(3) Min 10% lot width and not less than 5 ft.</p> |             |                  |            |            |                |                |

Source(s): Whittier Municipal Code, 2021.

| Table 3.4: Development Standards Lincoln (Nelles) Specific Plan  |               |               |                     |               |               |              |             |
|--|---------------|---------------|---------------------|---------------|---------------|--------------|-------------|
| Development Standard   | Detached      |               | Attached            |               |               |              | Multifamily |
|  | Front Loaded  | Linear Court  | Front Loaded Duplex | Rowtown       | Motor Court   | Garden Court |             |
| Density (du/ac)  | 2 – 7         | 7.1 – 15      | 7.1 – 15            | 7.1 – 15      | 7.1 – 15      | 15.1 – 25    | 25.1 to 35  |
| Min. Lot Size (sq ft)  | 3,200         | 2,500         | 2,450               | 0.5 acre      | 0.5 acre      | 0.5 acre     | 1 acre      |
| Max. Lot Coverage (%)  | 55            | 65            | 65                  | 65            | 65            | 65           | 65          |
| Min. Setbacks (ft)   |               |               |                     |               |               |              |             |
| <i>Front</i>   | 5 – 18        | 5 – 18        | 3 – 18              | 5 – 20        | 5 – 20        | 5 – 15       | 10 – 15     |
| <i>Side</i>  | 5 – 15        | 5 – 15        | 5 – 15              | 5 – 15        | 5 – 20        | 5 – 20       | 10 – 20     |
| <i>Rear</i>  | 5 – 15        | 5 – 15        | 5 – 20              | 3 – 30        | 5 – 30        | 5 – 30       | 3 – 30      |
| Max. Height (ft)   | 35            | 35            | 35                  | 35            | 35            | 35           | 45          |
| Min. Open Space (sq feet/unit)   |               |               |                     |               |               |              |             |
| <i>Private</i>   | N/A           | N/A           | N/A                 | 60            | 60            | 60           | 60          |
| <i>Common</i>  | N/A           | N/A           | N/A                 | 100           | 100           | 100          | 100         |
| Permitted Planning Area(s) <sup>1</sup>  | 3, 4, 5, 6, 7 | 3, 4, 5, 6, 7 | 3, 4, 5, 6, 7       | 3, 4, 5, 6, 7 | 3, 4, 5, 6, 7 | 6, 7         | 7           |
| Footnote(s):<br>(1) Development standards vary per Planning Area. See Lincoln (Nelles) Specific Plan for additional details, Section 4.5: Development Regulations. |               |               |                     |               |               |              |             |

Source(s): Lincoln (Nelles) Specific Plan, 2015.

| Table 3.5: Development Standards Uptown Whittier Specific Plan |                         |                  |                    |                    |
|--|-------------------------|------------------|--------------------|--------------------|
| Development Standard   | Uptown Core             | Uptown Center    | Uptown General     | Uptown Edge        |
| Max. Density (du/ac)   | 50+                     | 50+              | 50+                | 40                 |
| Max. Lot Width   | 200                     | 200              | 200                | 200                |
| Max. Lot Depth   | 100                     | 140              | 140                | 140                |
| Max. Lot Coverage (%)  | N/A                     | N/A              | N/A                | N/A                |
| Min. Setbacks (ft)   |                         |                  |                    |                    |
| <i>Front</i>   | 0                       | 0                | 18 Min.<br>25 Max. | 20 Min.<br>30 Max. |
| <i>Side Street</i>   | 0                       | 0                | 10 Min.<br>15 Max. | 10 Min.<br>15 Max. |
| <i>Side Yard</i>   | 0                       | 0                | 6                  | 5                  |
| <i>Rear</i>  | 10                      | 10               | 10                 | 15                 |
| <i>Alley</i>   | 0                       | 0                | 0                  | 5                  |
| Height (stories)   | 2 Min.<br>6 Max.        | 2 Min.<br>4 Max. | 3 Max.             | 2 Max.             |
| Min. Open Space (sq ft/unit)                                   | Varies by Building Type |                  |                    |                    |

Source(s): Uptown Whittier Specific Plan, 2008.

| Table 3.6: Minimum Dwelling Unit Size   |                              |
|---|------------------------------|
| Unit Type   | Min. Unit Size (square feet) |
| Whittier Municipal Code   |                              |
| Single-family   |                              |
| Single-family Dwelling, Detached  | 1,200                        |
| Multifamily   |                              |
| Senior Housing Unit   | 450                          |
| Studio Unit   | 600                          |
| 1 Bedroom Unit  | 750                          |
| 2 Bedroom Unit  | 1,000                        |
| 3 Bedroom Unit  | 1,250                        |
| 4 Bedroom Unit  | 1,500                        |
| 5 Bedroom Unit or Greater   | 1,500 <sup>1</sup>           |
| Uptown Whittier Specific Plan   |                              |
| Second units/accessory dwellings  | 420 Min.<br>700 Max.         |
| Senior housing units  | 450 Min.                     |
| Multifamily rental units: average size of units   | 600 Min.<br>800 Max.         |
| Ownership housing units: average size of units  | 800 Min.<br>1,000 Max.       |
| Notes:<br>Additional regulations and details apply, see Whittier Municipal Code Title 18 (Zoning).<br>Plus an additional 250 square feet for each additional bedroom, with more than four bedrooms within the same dwelling unit. |                              |

Source(s): Whittier Municipal Code, 2021. Uptown Whittier Specific Plan, 2008.

### Specific Plans

The City has adopted four specific plans. These include the Uptown Whittier, Lincoln (Nelles), Whittier Boulevard, and Whittwood Town Center, and are summarized below.

#### Uptown Whittier Specific Plan (Adopted 2008)

Considered the “Heart of Whittier”, Uptown Whittier is characterized by tree-lined streets, indoor and outdoor dining opportunities, and main floor retail uses. The City established the Uptown Whittier Specific Plan (UWSP) to help shape the area into a destination and urban experience. The plan enhances the aspects of organic urbanism, which promotes the development of housing, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. As such, the plan permits and encourages residential uses (anticipated up

to 1,035 dwelling units<sup>3</sup>) in some or all of the established zones in the plan area, including multifamily, single-family, second dwellings, live/work, mixed-use, and other special needs uses, including residential care facilities, transitional housing, and rooming and boarding homes.

#### Lincoln (Nelles) Specific Plan (Adopted 2015)

Located on the former site of the Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway along Whittier Boulevard. The Lincoln Specific Plan provides guidance for development by establishing the distribution of land uses and criteria for development, serving as the legal document to implement the City's General Plan (1993). The project site is divided into nine Planning Areas, which include a mix of Medium Density to High Density residential, commercial, and open space land uses. There 75.6-acre project site is planned for 750 residential units, 140,000 square feet of commercial space<sup>3</sup>, and 4.6 acres of open space.

#### Former Whittier Boulevard Specific Plan (Adopted 2005)

The former Whittier Boulevard Specific (WBSP) was originally adopted in 2005 and updated most recently in July 2015. The former WBSP was replaced as part of the General Plan update.

#### Former Whittwood Town Center Specific Plan (Adopted 2003)

The former Whittwood Town Center Specific Plan (WTCSP) was originally adopted in 2003 and has been amended several times since, in 2005, 2007, and 2012. The former WTCSP was replaced as part of the General Plan update. The General Plan update introduces three Mixed-Use land designations, allowing for higher densities and a higher level of site design, public amenities, etc.

### **Density Bonus**

The City of Whittier adopted a density bonus ordinance in 2008 codified in Chapter 18.66 of the Whittier Municipal Code. While consistent with Government Code 65915 at the time of adoption, the State Legislature has passed numerous changes to the density bonus requirements. Whittier's Housing Plan includes programmatic actions to ensure the City's density bonus ordinance is consistent with the most current state laws. The General Plan allows for increased densities through a two-tiered community benefits program allowing up to 60 du/ac in MU3. Density and intensity bonuses associated with the provision of Community Benefits are supplementary to requirements established by state law and Whittier Municipal Code.

### **On- and Off-Site Improvements**

The City of Whittier requires the installation of certain on- and off-site improvements to ensure the safety and livability of residential neighborhoods. The City of Whittier requires developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic control reasonably related to the project. On- and off-site improvements include street right-of-way dedication, sidewalks, street lighting, curbs and gutters, water and sewer mains, road and drainage improvements, tree planting, and others.

---

<sup>3</sup> City of Whittier, 2021.

Housing construction in the City of Whittier is subject to a variety of site improvement and building code requirements. Whittier regulates the design, installation, and maintenance of improvements needed for new housing.

The costs of on- and off-site improvements are usually passed along to the homebuyer as part of the final cost of the home. The on- and off-site improvement standards imposed by the City are similar to jurisdictions across southern California and do not pose unusual constraints for housing development, improvement, and/or maintenance.

### *Locally Adopted Ordinances*

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. The City of Whittier implements several key housing programs to assist in the development of affordable housing for persons of all income levels:

Inclusionary housing. In 2008, the City adopted Ordinance 2910, which places an inclusionary housing obligation (IHO) on projects consisting of 7 or more units. If the project consists of units for sale, then at least 15 percent of the total number of units shall be sold to moderate-income households. If the project consists of rental units, then at least 12 percent of the units shall be rented to moderate-income households and 3 percent to low-income households. Reductions in IHO requirements are permitted if the developer provides very low-income in lieu of low- or moderate-income units, or low-income in lieu of moderate-income units. IHO requirements can also be satisfied by building or substantially rehabilitating the required number of units at an off-site location, purchasing affordable housing covenants for units in existing multifamily projects, or paying an appropriate in-lieu fee. The ordinance was suspended in 2013 due to a state court ruling that found such laws cannot be enforced under California law. In 2017, new legal rulings restored local governments' ability to apply locally adopted inclusionary housing requirements. The City will explore and evaluate reinstating an inclusionary housing requirement as a mechanism to increase the supply of affordable housing.

### **codes and enforcement**

Whittier implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The City of Whittier's Building & Safety Division is responsible for implementing and enforcing building codes in accordance with the Whittier Municipal Code, State and County Building and Health Codes. This includes regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. All adopted building codes can be found listed in Title 15 (Buildings and Construction), Section 15.04.010 (Adoptions of specific Codes) of the Whittier Municipal Code. The City has not adopted local amendments to the model codes that increase housing costs.

## zoning for a variety of housing types

State law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Whittier accommodates a wide variety of housing types, as summarized below.

### *Single-family*

Single-family residential development dominates Whittier's urban form. These developments emphasize design compatibility within existing neighborhoods, both in site planning and architectural design. The design and configuration of lots and uses reflect various planning styles, such as the early town grid lots, later large subdivisions, curvilinear hillside development, and planned unit developments. Detached single-family homes are permitted in all residential zones. Attached single-family homes are permitted in R-2, R-3, and R-4 zones. Single-family residential is also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas, and select commercial zones.

### *Multifamily Rental Housing*

The design of multifamily residential development projects in Whittier respect the scale, proportion, and character of the surrounding area; provide pedestrian-friendly design solutions to adverse traffic patterns; establish attractive, inviting, imaginative and functional site design; and preserve and incorporate historically, culturally, or architecturally significant building into the project development proposal. Multifamily residential developments are permitted in R-2, R-3, R-4 residential zones. Multifamily residential is also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas and select commercial zones.

### *Housing for Agricultural Employees (permanent and seasonal)*

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City of Whittier does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning designations specifically distinguish housing for Agricultural Employees from any other programmatic housing dedicated or developed to be affordable.

### *Emergency Shelters*

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits. As defined in the Whittier Municipal Code, "Emergency Shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less. Per Ordinance No. 2948 (adopted in 2010) emergency shelters are allowed without discretionary review in the M (Manufacturing) zone. There are 173 acres of land designated for the M zone. The land designated for M zone is located, generally, in two areas: 1) west of Lambert Road and south of

Washington, and 2) between Camilla Street and Walnut Street, east of Whittier Boulevard and west of Pickering Ave.

The City has been at the forefront of the homelessness in the region. The development of a three-year Homeless Action Plan (adopted in 2018)<sup>4</sup> created systems, policy changes, and coordination necessary to address the various segments of the homeless population. The following goals for the 2018-2021 Homeless Plan are included in the Housing Plan for consistency.

- Goal 1: Support local and regional coordination among the city, service providers and key stakeholders around housing and supportive services.
- Goal 2: Assist in increasing public awareness of the issues of homelessness.
- Goal 3: Ensure city policies support appropriate shelter capacity and affordable housing stock.
- Goal 4: Ensure the efficient use of existing homeless prevention resources and explore ways to enhance the coordination, utilization and efficacy of prevention resources.

A federal court decision in 2019 prohibited many cities, including Whittier, from enforcing anti-camping regulations or other laws targeting people experiencing homelessness if the city did not have shelter beds available. A district ruling clarified that communities have enough beds available in homeless shelters for sixty percent of the residents experiencing homelessness inside their city borders before they can enforce regulations on overnight camping, sidewalk obstruction, or other “quality of life” issues. The City of Whittier agreed to establish a temporary shelter sites with 139 beds. In addition, the City designated the former Salvation Army building, located at 7926 Pickering Avenue, as the site for a Whittier Navigation Center. The Center will provide comprehensive services to its clients, including health and wellness resources, employment assistance, substance abuse services, and counseling, whereas traditional homeless shelters only provide beds. The City is expected to open the 139-bed<sup>5</sup> center, run by the Salvation Army, by late summer 2021.

In addition to the Salvation Army shelter, various shelters offer crisis, transitional, supportive, and permanent housing for residents experiencing homelessness:

- Whittier Area First Day Coalition: 45 crisis/bridge housing beds and 3 permanent supportive housing units
- Women’s and Children’s Crisis Shelter: 28 transitional housing beds
- Salvation Army Transitional Living: 78 transitional housing beds
- The Whole Child: 21 transitional housing beds
- Cold Weather Shelter: 40 crisis/bridge housing beds

Recent State law (AB 101) requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. The Whittier Municipal Code does not include provisions that demonstrate compliance with AB101. The Housing Plan will revise the Title 18 (Zoning) to ensure AB 101 compliance.

---

4 City of Whittier Homeless Action Plan, 2018: <https://www.cityofwhittier.org/government/whittier-transparent/current-interests/addressing-homelessness-in-our-community#:~:text=The%20City%20adopted%20a%20homeless,variety%20of%20additional%20homeless%20resources.>

5 City of Whittier, 2021.



### ***Transitional and Supportive Housing***

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional Housing is currently permitted as a residential use in the Uptown Whittier Specific Plan area. However, the Whittier Municipal Code does not provide zoning and development standards that facilitate the siting and development of transitional and supportive housing in all residential zones.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed-use are permitted, including nonresidential zones permitting multifamily uses if the proposed housing development meets specified criteria. State law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. The Housing Plan recommends amending Title 18 (Zoning) to ensure SB2 and AB 2162 compliance, allowing transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.

### ***Single-Room Occupancy (SRO)***

Single-Room Occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. While none of the City of Whittier zoning designation explicitly address Single-Room Occupancy uses, they could be considered a “Lodging Facility” subject to conditional use permit approval by the Planning Commission, similar to the review and permits as required for motels and hotels. To better facilitate the development of SROs, the Housing Plan recommends amending Title 18 (Zoning) to more clearly state where and how SROs are allowed.

### ***Mobile Homes and Manufactured Housing***

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. The City of Whittier currently permits by-right the development of mobile and manufactured homes within the R-1 zone, and with a conditional use permit within the R-2, R-3, R-4, C-O, and C-1 zones. The Housing Plan recommends amending Title 18 (Zoning) to allow foundational mobile and manufactured homes to residential zoning designations where single-family dwellings are permitted by right.

### **Mobile Home Parks**

State law requires that jurisdictions accommodate a mobile home park within their community; however, a city, county, or a city and county may require a use permit. A mobile home park refers to a mobile home development built according to the requirements of the Health and Safety Code and intended for use and sale as a mobile home condominium, cooperative park, or mobile home planned unit development. In compliance with the State law, the City has four (4) mobile home parks that provide 149 units for lower-income families. The four mobile home parks include:

- Park Santa Fe Mobile Homes (8949 Santa Fe Springs Rd, Whittier, CA 90606)
- Ted’s Trailer Park (15828 Whittier Blvd, Whittier, CA 90603)
- Whittier East Mobile Home (16540 Whittier Blvd, Whittier, CA 90603)
- Walnut Mobile Home (9022 Painter Ave, Whittier, CA 90602)

### **Accessory Dwelling Units**

Accessory dwelling units (ADUs) can be an important source of affordable housing since they may be smaller than primary units and do not have direct land acquisition costs. Considered naturally occurring affordable housing, ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods.

In Whittier, consistent with the Government Code Section 65852.2, ADUs and Junior ADUs are permitted by right in all residential zones (R-E, H-R, R-1, R-2, R-3, R-4) and are subject to the development standards of the underlying zoning designation with a few minor exceptions. ADUs are also permitted in the Uptown Whittier Specific Plan, Lincoln Specific Plan area and select commercial zones.

The City of Whittier last updated its ADU ordinance in 2020, allowing ADUs in all residential zoning designations, including single-family and multifamily. Single-family homes are allowed at least one ADU and multifamily lots may add one ADU per every four existing residential units. These new regulations now allow individual homeowners to play a significant role in increasing housing production in Whittier over the coming years. ADUs offer a pragmatic solution to many of the housing shortages plaguing Whittier residents and impacts will likely be seen in the following years. To facilitate the provision of ADUs, the City is in the process of preparing ADU template plans to assist homeowners and streamline production. Additional state laws since 2021 have changed ADU regulations. The Housing Plan commits the City to evaluate and revise, if needed, its ADU ordinance as part of the City’s Zoning Ordinance update.

## **housing for persons with disabilities**

Housing Element law requires that in addition to the needs analysis for people with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

### **Zoning and Land Use**

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or

multifamily uses, subject to the same permit processing requirements and development standards; Whittier is compliant with the Lanterman Act. The City permits residential care facilities for six or few persons as by-right use in all zones allowing residential uses. Residential care facilities for seven or more clients are allowed in the R-2, R-3, and R-4 zones through a conditional use permit. Residential care facilities (by-right and through a CUP) are also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas, and select commercial zones.

Whittier's zoning regulations do not contain provisions for any separation of use or minimum distance requirements for the siting of special needs housing developments. Additionally, no alternate residential parking requirements, including reductions, for people with disabilities have been established. Whittier has not adopted amendments to the Building Code.

### ***Definition of Family***

The Whittier Municipal Code (§18.06.168) defines "family" as, "two or more persons living together in a manner that is compatible with residential uses, as a relatively permanent bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitments to each other as distinguished from a group occupying a boardinghouse, lodging house, club, dormitory, fraternity, sorority, hotel, motel, rest home. Residents of residential care facilities, as defined in this chapter, serving six or fewer persons shall constitute a "family" for purposes of the city's zoning code; other residential care facilities may or may not constitute a "family," depending upon whether such facilities satisfy the above definition on a case-by-case basis."

The definition of family was identified as an impediment to fair housing choice in 2014. The City updated the original definition in 2008. (Ord. 2897 § 5, 2008); however, the revised definition continues to define "family" in terms of domestic relationship attributes such as birth or marriage. This definition distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law. The Housing Plan calls for the City to remove or broaden the definition of "family" to include unrelated persons.

### ***Reasonable Accommodation***

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2007. The City's 'Reasonable Accommodations in Housing to Disabled or Handicapped Individuals' is codified in Chapter 18.51 of the Whittier Municipal Code.

## fees and exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table 3.7. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

| Table 3.7: Development Fees                     |            |
|---|------------|
| Fee Category                                    | Fee Amount |
| <b>Planning and Application Fees</b>            |            |
| Amendments                                      |            |
| General Plan                                    | \$10,805   |
| Specific Plan                                   | \$6,640    |
| Zoning Regulations                              | \$6,858    |
| Minor Variance                                  |            |
| Commercial or Non-Owner Occupied                | \$2,357    |
| Single-family (Owner-Occupied)                  | \$2,357    |
| Conditional Use Permit                          |            |
| Modification – Commercial                       | \$4,121    |
| Modification – Residential                      | \$4,207    |
| Minor Conditional Use Permit                    |            |
| Commercial                                      | \$2,822    |
| Residential                                     | \$2,822    |
| Modification – Commercial                       | \$1,744    |
| Modification – Residential                      | \$1,744    |
| Site Plan Review                                | \$43       |
| Design Review Board Special Meeting             | \$2,765    |
| Specific Plan                                   | \$15,474   |
| Zone Change                                     | \$7,864    |
| Development Review – A <sup>1</sup>             |            |
| Accessory Living Area                           | \$1,076    |
| Additions (100 sq ft to 600 sq ft, and garages) | \$641      |
| Additions (100 sq ft or less)                   | \$174      |
| Interior Tenant Improvements                    | \$115      |
| M-Zone remodel/new park lots                    | \$1,131    |
| Commercial Additions up to 5,000 Sq Ft          | \$1,131    |
| Demo Permit -Historical                         | \$1,088    |
| Demo Permit (non-historical)                    | \$65       |
| Re-stamp/Re-Issuance                            | \$86       |
| Add to Multifamily Development                  | \$228      |
| Additions < 600 sq ft & 1 Unit                  | \$1,803    |
| Duplex or 2 units                               | \$1,850    |
| Additions, Mfr. Remodel/New/Parking             | \$1,492    |

| Table 3.7: Development Fees                                    |                |
|--|----------------|
| Fee Category   | Fee Amount     |
| Comm/Manuf < 5k sq ft  | \$1,131        |
| Tenant Improvements (Comm/Manuf)                               | \$115          |
| Development Review – B <sup>1</sup>                            |                |
| Additions Multifamily  | \$2,326        |
| Three -Nine Units  | \$3,060        |
| Modify Level B or C Approval                                   | \$2,596        |
| Additions/New Construction C & M Zones (5,000 – 15,000 sq.ft.) | \$4,428        |
| Development Review – C <sup>1</sup>                            |                |
| Optional Development Standards                                 | \$2,378        |
| Ten or More Units  | \$5,826        |
| Comm/Manuf (> 15,000 sq.ft.)                                   | \$3,953        |
| Historic Preservation  |                |
| Certificate of Appropriateness <sup>2</sup>                    | \$1,218        |
| Certificate of Appropriateness Waiver                          | \$767          |
| Historic District Formation                                    | \$9,841        |
| Landmark Designation   | \$4,838        |
| Mills Act Agreement  | \$4,849        |
| <b>Subdivision</b>   |                |
| Lot Line Adjustment  | \$6,524        |
| Tentative Parcel Map   | \$6,238        |
| Tentative Tract Map  | \$5,985        |
| <b>Environmental</b>   |                |
| Environmental Initial Study                                    |                |
| Consultant   | \$1,832        |
| In-House   | \$1,832        |
| Environmental Impact Report                                    | \$7,344        |
| Negative Declaration   | \$569          |
| <b>Impact Fees</b>   |                |
| School Fees (Average) (City Pass through)                      | \$3.79/sq. ft. |
| Library Space and Collection                                   |                |
| Detached Dwelling Unit   | \$1,017        |
| Attached Dwelling Unit   | \$848          |
| Mobile Home Dwelling Unit                                      | \$553          |
| Assisted Care Living Unit                                      | \$288          |
| Public Use Facilities  |                |
| Detached Dwelling Unit   | \$963          |
| Attached Dwelling Unit   | \$803          |
| Mobile Home Dwelling Unit                                      | \$524          |
| Assisted Care Living Unit                                      | \$516          |
| Aquatics Facilities  |                |
| Detached Dwelling Unit   | \$46           |

| Fee Category  | Fee Amount |
|---|------------|
| Attached Dwelling Unit  | \$38       |
| Mobile Home Dwelling Unit   | \$25       |
| Assisted Care Living Unit   | \$25       |
| Park Land Acquisition and Facilities Development  |            |
| Detached Dwelling Unit  | \$5,667    |
| Attached Dwelling Unit  | \$4,728    |
| Mobile Home Dwelling Unit   | \$3,082    |
| Assisted Care Living Unit   | \$3,038    |
| Note(s):<br>(1) See City of Whittier Fees Schedule, 2017 for additional Development Review – A, B, and C categories.<br>(2) All homes built from 1941 or earlier will require a Certificate of Appropriateness Application for any improvements such as additions, window change-outs, exterior modifications, etc. See: <a href="https://www.cityofwhittier.org/government/community-development/planning-services/specific-plans">https://www.cityofwhittier.org/government/community-development/planning-services/specific-plans</a><br>(3) Historic Resources Commission has waived fees for the past two years (2019-2021). |            |

Source(s): City of Whittier Fees Schedule, Effective August 1, 2017, City Council Resolution No. 8865. City of Whittier Development Impact Fees, Effective August 1, 2017, City Council Resolution No. 8290.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

Table 3.8 identifies the hypothetical fees that would be collected for a new typical single-family house and multifamily unit. Development fees in this example make up approximately 1.2% percent of a home purchase price. The City of Whittier fees are typical for most communities and are comparable to those of surrounding communities.

| Development Cost for a Typical Unit                                   | Single-family | Multifamily |
|---|---------------|-------------|
| Total estimated fees per unit   | \$7,295       | \$5,256     |
| Typical estimated cost of development per unit                        | \$650,000     | \$350,000   |
| Estimated proportion of fee cost to overall development cost per unit | N/A           | N/A         |

Source(s): City of Whittier, 2021.

## processing and permit procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The City of Whittier has adopted a timely and efficient development review process that balances the need for efficient and timely processing, while also recognizing that the final product should reflect quality

workmanship and design. An overview of typical processing time is outlined in Table 3.9, and typical review processes for single-family and multifamily units are summarized below. A more detailed description of the process follows.

| Table 3.9: Timelines for Permit Procedures  |                         |
|---|-------------------------|
| Type of Approval, Permit, or Review   | Typical Processing Time |
| These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date—when the applicant can expect a decision on their application. |                         |
| Ministerial Review  | 30 days                 |
| Condition Use Permit  | 4-6 months              |
| Zoning Amendment (Zone Change)  | 9-12 months             |
| General Plan Amendment  | 9-12 months             |
| Site Plan Review  | 30 days                 |
| Design Review Board   | 30 days                 |
| Subdivision Maps  | 4-6 months              |

Source(s): City of Whittier, 2021.

- Single-family and Duplexes: Single-family dwellings (up to two units), duplexes, additions, accessory structures, etc. within all residential zones and the Uptown Whittier and Lincoln Specific Plan areas are processed administratively and are reviewed by staff with Community Development Director approval according to Level A. Projects with three to nine single-family dwellings require review by the Zoning Administrator. Projects with more than ten 10 or more single-family dwellings requires review by the Design Review Board and the Planning Commission. Total time to process permits for new single-family homes and duplexes are typically 30–60 days. This assumes that the residential project is proposed in a zone that allows residential uses and the project meets the minimum development and site standards set forth in the Whittier Municipal Code. No public hearing is required.
- Multifamily: Multifamily projects have three levels of review, depending on the project size. The Director of Community Development provides the first screening for all projects. The Zoning Administrator makes the decision on projects of 3–9 units. Multifamily projects of 10 or more units are reviewed by their approval authority (e.g., Planning Commission).
- If an application is deemed incomplete and the applicant re-submits the application, the process starts anew and the timeframe restarts.

*Determining Level of Review*

| Table 3.10: Levels of Development |  |
|-----------------------------------|--|
| <b>Level A</b>                    | <ul style="list-style-type: none"><li>▪ Commercial Awnings</li><li>▪ Substantial Changes to the building façade</li><li>▪ Residential development consisting of two or fewer dwelling units on a lot</li><li>▪ Commercial or industrial buildings or additions under 5,000 square feet</li></ul> |
| <b>Level B</b>                    | <ul style="list-style-type: none"><li>▪ Residential developments consisting of 3 to 9 dwelling units on a lot</li><li>▪ Commercial or industrial buildings or additions from 5,000 to 15,000 square feet</li></ul>   |
| <b>Level C</b>                    | <ul style="list-style-type: none"><li>▪ Residential developments consisting of 10 or more dwelling units</li><li>▪ Commercial or industrial building over 15,000 square feet</li></ul>   |

Source(s): City of Whittier, Development Review Application, 2021:

<https://www.cityofwhittier.org/home/showdocument?id=532>



| Table 3.11: Permit Process and Time Frame for Housing Projects                          |  |  |  |
|---|--|--|--|
| Criteria  | Application Review   |  |  |
|   | Level A  | Level B                                    | Level C                                    |
| Application Completeness  | 30 days  | 30 days                                    | 30 days                                    |
| Project Review Committee  | 30 days  | 30 days                                    | 30 days                                    |
| Authority   | Community Development Director<br>1-2 weeks  | Zoning Administrator<br>4-6 weeks          | Planning Commission<br>4-6 weeks           |
| Design Review Board   | 30 days review<br>4-6 weeks Public Hearing   | 30 days review<br>4-6 weeks Public Hearing | 30 days review<br>4-6 weeks Public Hearing |
| Historic Resources Commission   | 30 days review<br>4-6 weeks Public Hearing<br>(Timeline may be reduced if a Certificate of Appropriateness Waiver can be granted.)           | 30 days review<br>4-6 weeks Public Hearing | 30 days review<br>4-6 weeks Public Hearing |
| City Council Public Hearing   | If appealed, 4-6 weeks   | If appealed, 4-6 weeks                     | If appealed, 4-6 weeks                     |
| Appeal Period   | 30 days  | 30 days                                    | 30 days                                    |
| Environmental Review and Clearance  | In accordance with CEQA requirements, 90 days or less. Much of this time occurs before or concurrently with the project application process. |  |  |
| Zoning Administrator/Planning Commission Public Hearing                                 | N/A  | 4-6 weeks                                  | 4-6 weeks                                  |
| Total Time from Start to Planning Entitlement (where Building Permits can be submitted) | 1-2 months   | 3-4 months                                 | 4-6 months                                 |

Source(s): City of Whittier, 2021.

**Project Review**

Once an application is submitted, there is a 30-day application completeness review period to ensure conformance with development codes, land use regulations, architectural drawings, site design, landscaping plan, design standards, and other requirements. The City provides an online application and checklist that can be used to ensure that all relevant requirements and materials are submitted to the City.

### *Design Review Board*

The Design Review Board meets monthly and is responsible for reviewing and approving project designs on a citywide basis including<sup>6</sup>:

- Residential development projects consisting of three or more dwelling units.
- Nonresidential development projects and additions with a floor area in excess of one thousand square feet.
- Exterior façade remodels of any buildings located in the Uptown Whittier Specific Plan area regardless of if any square footage is being added and/or removed.
- Monument signs in the C and M zones and neon signs in Uptown Whittier Specific Plan area.
- Awnings for non-residential uses.
- Murals on private property.
- Master sign program.
- Covered, partially enclosed parking structures for commercial uses that are subject to a discretionary permit.
- Screening for every uncovered parking or maneuvering area that is subject to a discretionary permit, which has a common lot line with any R-zoned lot and/or located within twenty-five feet of any property line separating a project area from the street.
- Any project which is referred to the board by an approval authority including front yard and street side, side yard fence design exceptions; and,
- Front yard and street side, side yard fence designs that do not conform to the approved fence and wall palette.

### *Multifamily Design Standards*

Multifamily developments, if not properly designed, can dominate their surroundings, increase neighborhood parking and circulation problems, and decrease common and private open space. The City has established multifamily design guidelines that encourage quality design, while allowing maximum flexibility in the design of residential projects and consistent, predictable, design criteria to minimize delays for project development. Some of the more pertinent requirements are:

- Open space. Open space helps to improve the livability of a unit. To that end, private open space areas in developments less than 4 units should be fenced for the private use of the occupants. In addition, developments of four or more units should be enhanced with paths, plazas, gardens, benches, shade structures and water elements. Multifamily projects are required to have 250 square feet of open space per unit.
- Landscaping. Landscaping beautifies and promotes a sustainable environment. To that end, for multifamily residential developments fewer than four units, three 24-inch box size trees should be provided for each unit. In developments of four or more units, one and a half 24-inch box size trees should be provided for each unit.
- Amenities. For projects smaller than ten units, the common open space shall include a landscaped area with amenities such as barbecues, children's play area, or family picnic area. For larger projects, at least two of these facilities shall be provided: a) landscaped area with amenities such as a

---

<sup>6</sup> See Whittier Municipal Code Title 18 (Zoning), Section 18.56.045 (Approval Authority) for additional details.

barbecue or a fire pit; b) children's play area; c) family picnic area; d) swimming pool or spa; and e) recreation room with facilities.

- **Natural Environment.** Whittier's unique natural environment consists of hillsides, trees, topography, and other features, and is valued by residents. Therefore, project design should preserve and incorporate natural amenities unique to the site, such as hillside views, topography, mature trees, existing grades, and other features.
- **Compatibility.** Due to the age and nature of established residential neighborhoods and structures, compatibility is a community concern. Therefore, project design should be appropriately scaled with and complementary with the existing neighborhood with respect to architecture, scale and massing, and other building features.

### ***Environmental Review***

Prior to public review and approval of the project, environmental clearance is required by the California Environmental Quality Act (CEQA). State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). CEQA dictates the most appropriate form of clearance and the timelines for noticing, circulation, and public review, which is 90 days or less, although much of this time occurs before or concurrently with project review. The vast majority of projects in Whittier qualify as infill and are categorically exempt from CEQA or the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

### ***Public Review***

The City of Whittier is a highly built-out community with a highly defined and intricate neighborhood fabric. Proposed residential projects may have unintended impacts on surrounding homes and neighborhoods. Therefore, for Level B and C projects, the City provides notice of a Zoning Administrator or Planning Commission public hearing date to homeowners within 300 feet of the proposed project. The public is invited to attend or submit comments on the proposed project. A public hearing takes four to six weeks to complete, from start to final decision.

### ***Appeal Stage***

Typically, most issues or concerns with applications for new residential developments are addressed and resolved in a satisfactory manner early during the project review stage. However, there are times when a resolution is not obtained. In these cases, the applicant or the public can appeal Level B and C projects to the Planning Commission or City Council after Design Review Board hearing is complete. These types of referrals are not typical for smaller infill projects. Projects incur delays as the appeal process is completed.

### ***Building Permit***

Once complete, the application for residential development is approved and moves forward to the building permit stage prior to construction. The process is relatively straightforward and requires the filing of an application, payment of required fees, and commencement of work. Overall, the time frame for obtaining permission to build residential projects in Whittier is relatively short, and therefore not considered an undue constraint for most developers proposing projects in Whittier.

### *Discretionary Review*

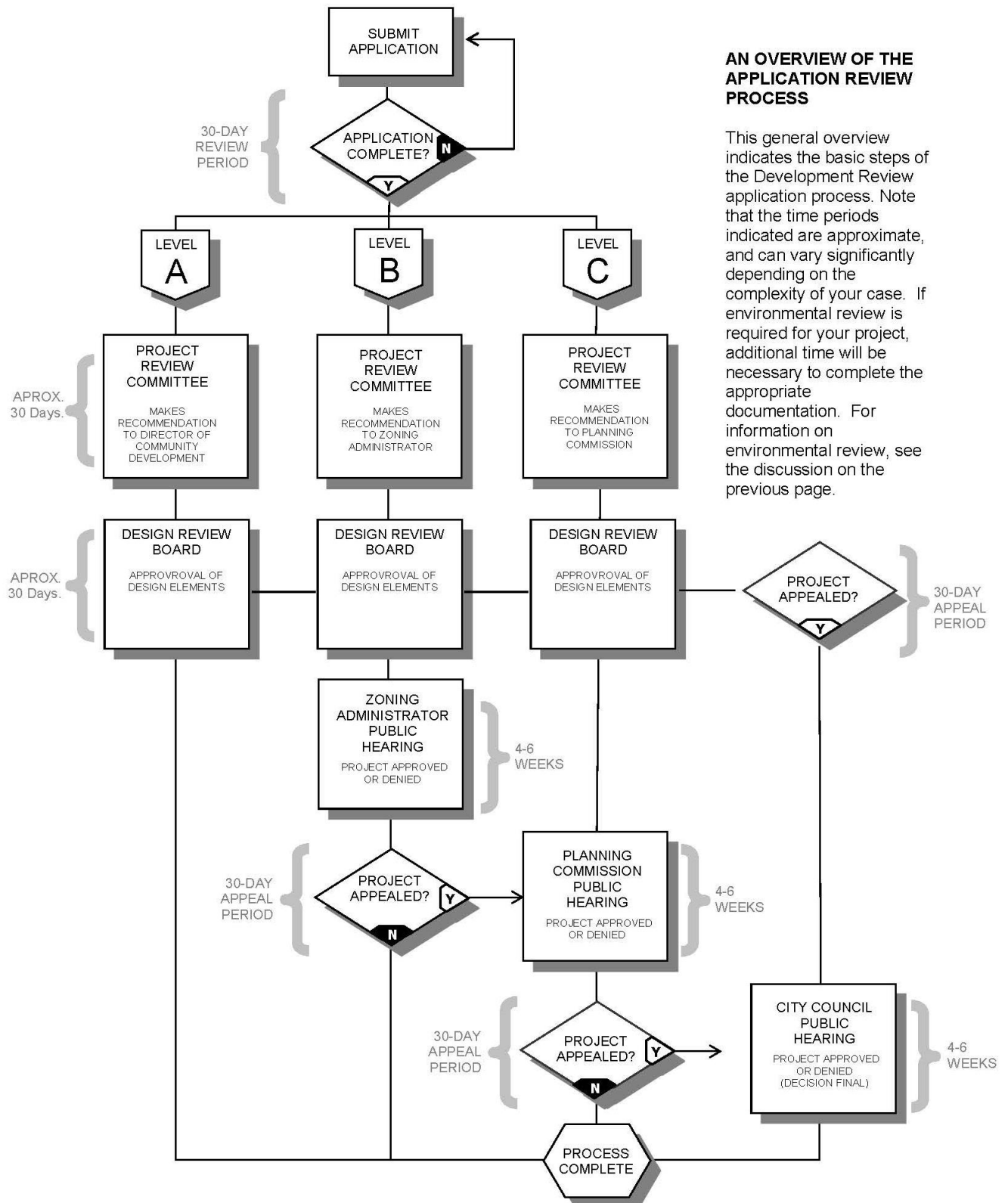
The Conditional Use Permit (CUP) review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. Whittier currently requires a CUP for mobile/manufactured homes, residential care facilities serving more than six clients, and boarding or rooming houses in the R-2, R-3, and R-4 zones; hospitality houses in the R-4 zone; and residential care facilities serving more than six clients in the Whittier Uptown Specific Plan area. Processing a CUP normally does not exceed 4-6 months. CUPs, like developments permitted by right, may be appealed to City Council with a public hearing, in which case the processing time could be extended.

### *Senate Bill (SB) 35 Approval Process*

Senate Bill (SB) 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process that enables exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. The City anticipates that SB 35 will automatically sunset on January 1, 2026.

As of June 2019, the City of Whittier was determined to be subject to SB 35 streamlining for proposed developments with at least 10 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the Housing Plan calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Whittier and provides SB 35 eligibility information. Additionally, the Housing Plan specifies that Whittier will adopt objective design standards to provide local guidance on design and standards for by-right projects as allowed by State law. The purpose of Development Review is to ensure that the architectural and general appearance of buildings and grounds are in keeping with the character of the neighborhood.

Figure 3.1: Whittier Application Review Process



## affirmatively furthering fair housing (AFFH) (GC 65583(c)(10)(A)

Signed into law in 2018, AB 686 requires California public agencies to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. “Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, addressing significant disparities in housing needs, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. State law also requires a fair housing analysis to be included in the Housing Element.

### *Fair Housing Enforcement and Capacity*

The City of Whittier 2020 Analysis of Impediments to Fair Housing Choice (AI) serves as the City’s fair housing planning document. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, Whittier is required to update the AI every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The purpose of the AI is to identify impediments to fair and equal housing opportunities in Whittier. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in Whittier. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD. During the preparation of the AI, a Housing and Community Development Survey was administered to gauge the extent of housing discrimination in the city. With a total of 32 respondents, the results are far from a representative sample of the City, but the responses illustrate a high awareness of the issue and general understanding of what housing discrimination looks like.

The City of Whittier contracts with the Housing Rights Center (HRC), the nation’s largest non-profit, civil rights organization dedicated to promoting and securing fair housing. Since 1968, HRC’s mission is “to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.” During the past year, HRC assisted over 17,000 individuals and families. Funded primarily with Community Development Block Grant (CDBG) funds and donations, HRC provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in the Los Angeles and Ventura counties. The comprehensive Fair Housing services include:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling

During a five-year period (2016-2020), HRC has assisted approximately 830 Whittier residents with general housing inquiries. Out of the 830 residents, there were 66 discrimination complaints made to HRC. Physical and mental disability were the most frequently cited reasons why complainants felt discriminated against. Physical and mental disability were the most common basis for inquiries that turned into

discrimination cases. The number of allegations of discrimination fell from 20 in the 2014 AI to 16 discrimination cases between 2016 and 2019. Allegations of discrimination based on mental or physical disability remained the most frequently reported to the Housing Rights Center. Together, allegations of discrimination based on disability or familial status accounted for 15 out of 16 discrimination complaints. Of the 16 complaints received, 14 of the allegations were sustained. One allegation is pending finding. The majority of discrimination allegations were sustained as a result of the investigation conducted by HRC. In the last five fiscal years, no cases were filed in a court of competent jurisdiction by the HRC to enforce fair housing laws. HRC was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of the City of Whittier during this time period; therefore, there is no litigation to report.

### *Segregation and Opportunity Patterns and Trends*

Segregation data for the City of Whittier compares favorably to the region in terms of absolute values, meaning that the City is more integrated than the region overall with respect to each of the four groups compared (White, Black, Hispanic, Asian). According to HUD, “the dissimilarity index (or the index of dissimilarity) is the most used measure of segregation between two groups, reflecting their relative distributions across neighborhoods within the same city. The dissimilarity index varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group. Neither extreme value is generally seen in most cities and metropolitan areas. Rather the value typically lies somewhere in-between 0 and 100. Index values between 0.0 and 30.0 indicate low segregation, values between 31.0 and 60.0 indicate moderate segregation, and values between 61.0 and 100.0 indicate a high level of segregation<sup>7</sup>. In Whittier, HUD dissimilarity data (downloaded on March 2021), shows that since 1990, segregation between several ethnic groups seen in Table 3.12 is lower except for segregation between Asian and White residents. The degree of segregation in the City is almost half of the level of segregation seen at the regional level.

---

<sup>7</sup> Peuquet, Steven W. Using the “Index of Dissimilarity” to Measure Residential Racial Segregation. Center for Community Research & Service, University of Delaware, accessed March 2021

| Racial/Ethnic Dissimilarity Index | City of Whittier |            |            |         | Los Angeles-Long Beach-Anaheim Region |
|-----------------------------------|------------------|------------|------------|---------|---------------------------------------|
|                                   | 1990 Trend       | 2000 Trend | 2010 Trend | Current | Current                               |
| Non-White/White                   | 30.44            | 33.03      | 27.91      | 29.70   | 56.94                                 |
| Black/White                       | 35.85            | 28.79      | 23.34      | 33.50   | 68.85                                 |
| Hispanic/White                    | 33.21            | 35.63      | 30.05      | 31.66   | 63.49                                 |
| Asian or Pacific Islander/White   | 20.54            | 18.39      | 14.22      | 23.83   | 49.78                                 |

Source(s): U.S. Department of Housing and Urban Development. Affirmatively Furthering Fair Housing Data and Mapping Tool (Affht), Accessed March 2021: <https://egis.hud.gov/affht/>.

***Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)***

According to the AFFH-T Data Documentation for 2017, HUD developed a census tract-based definition of racially or ethnically concentrated areas of poverty, or R/ECAPs; the definition involves a racial/ethnic concentration threshold and a poverty test. In Whittier, data shows no areas designated as R/ECAPs.

***Opportunity Access***

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Shown on Figure 4.2 (Housing Resources Chapter), most TCAC opportunity areas in Whittier are in the highest or high resources category. The northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated as a moderate resource area. A small area of the City (limited to the 44-acre Whittier Union High School District/Sierra Education Center property) is designated as a low resource area. The R/ECAP data most likely picking up demographic data from outside the City in unincorporated pockets of the County and in the City of Santa Fe Springs.

State law requires that for Housing Elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Figure 4.2 (Housing Resources Chapter) shows that capacity for higher density sites that qualify as lower-income RHNA sites are distributed throughout the City with most of these sites in the highest or high resources area. No concentration of lower income sites exists.

***Disproportionate Need and Displacement Risk***

A disproportionate housing need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole. For households experiencing housing problems, Hispanic households, and large family households had the highest level of need compared with the City as a whole. For households experiencing severe housing problems, Native American households had the highest level of need compared with the City as



a whole. HUD data shows that disproportionate housing need trends within the City mirror regional trends.

| <b>Table 3.13: Whittier Demographics of Households with Disproportionate Housing Needs</b> |  |
|--|--|
| <b>Households experiencing housing problems</b>  | <b>% with problems</b>                 |
| <b>Race/Ethnicity</b>  |  |
| White, Non-Hispanic  | 34.18%                                 |
| Black, Non-Hispanic  | 45.56%                                 |
| Hispanic   | 52.06%                                 |
| Asian or Pacific Islander, Non-Hispanic  | 47.83%                                 |
| Native American, Non-Hispanic  | 33.33%                                 |
| Other, Non-Hispanic  | 37.36%                                 |
| Total  | 45.85%                                 |
| <b>Household Type and Size</b>   |  |
| Family households, <5 people   | 39.62%                                 |
| Family households, 5+ people   | 62.87%                                 |
| Non-family households  | 50.10%                                 |
| <b>Households experiencing any of Four Severe Housing Problems</b>                         | <b>Percentage with severe problems</b> |
| <b>Race/Ethnicity</b>  |  |
| White, Non-Hispanic  | 17.31%                                 |
| Black, Non-Hispanic  | 29.29%                                 |
| Hispanic   | 30.88%                                 |
| Asian or Pacific Islander, Non-Hispanic  | 23.87%                                 |
| Native American, Non-Hispanic  | 33.33%                                 |
| Other, Non-Hispanic  | 14.37%                                 |
| Total  | 26.00%                                 |

Source(s): U.S. Department of Housing and Urban Development. Affirmatively Furthering Fair Housing Data and Mapping Tool (Affht) based on U.S. Census Bureau Comprehensive Housing Affordability Strategy (CHAS) data, Accessed March 2021: <https://egis.hud.gov/affht/>.

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Whittier can be evaluated based on physical and economic displacement. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, the expiration of covenants on rent- or income-restricted housing, or the rising cost of housing. Physical displacement may also be linked to non-financial forces such as segregation. Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes.

- Physical displacement: State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation, in the next

10 years (2021-2031), one senior, multifamily development, Whittier Springs (13 units), is subject to expiration of affordability restrictions.

- Segregation can also contribute to displacement. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, Whittier is less segregated than most parts of the County.
- Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their Zoning Ordinance. The City of Whittier has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.
- Economic displacement: Whittier residents have a higher risk of economic displacement due to the higher cost of housing in the City. The high housing costs are due in part to high demand, high land values, and scarcity of vacant land. State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Whittier, 41 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 68.4 percent are overpaying for housing. For owner-occupied households, 33.9 percent are overpaying for housing, while 50.8 percent of renter-occupied households are overpaying for housing.

### *Fair Housing Issues*

Fair housing contributing factors create, contribute to, perpetuate, or increase the severity of one or more fair housing issues. In Whittier and throughout the state, several factors can contribute to fair housing issues:

- Supply and Production of Affordable Homes: Inadequate supply and production of affordable homes available to low-income households and persons in protected classes are impediments to fair housing choice.
- Housing Instability and Homelessness: Unequal access to supportive services, shelter, and affordable housing opportunities increases risk for persons experiencing homelessness, especially protected classes.
- Local Resistance and Exclusionary Land Use Policies Constrain Access to Opportunity: Denying, preventing, or rendering infeasible multifamily housing development, alternative housing strategies, and affordable housing limits access for low-income households, protected classes, and persons experiencing homelessness.
- Insufficient Accessible Housing Stock: Lack of adequate accessible housing options, specifically for persons with mobility and sensory disabilities, limits housing choice for low-income households and people with disabilities.

- Fair Housing Education and Enforcement: Limited community awareness of fair housing protections and enforcement resources have the potential to leave protected classes more vulnerable to displacement and discrimination.

Assessment of Fair Housing goals are made to overcome contributing factors and fair housing issues. The City's 2020 AI identified four impediments and establishes recommendations to improve fair housing choice in the City.

- Lack of awareness of fair housing laws: the 2020 found a need for the development and implementation of additional literature and fair housing workshops targeted toward more education of property owners and landlords concerning on the laws that prohibit discrimination in the sale, rental, lease, or negotiation for property.
  - Recommendation: The City and its Fair Housing service provider should continue to promote awareness of fair housing laws through literature, community meetings, presentations and workshops – particularly concerning discrimination against persons with mental or physical disabilities and discrimination against applicants for housing or tenant households with children present.
- Definition of “family”: The City of Whittier revised the definition of “family” in 2008 but the definition of “family” still distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law.
  - Recommendation: The City will revise the definitions of “residential care facility” and “family” to bring the Whittier Municipal Code into compliance with all current provisions contained within State law.
- Definitions of hospitals and other health-related facilities: Under the Whittier Municipal Code, the definitions of hospital and other health-related facilities vary with the populations they serve. The previous AI recommended amending the Whittier Municipal Code so that the definitions do not distinguish the personal characteristics of people with disabilities.
  - Recommendation: The Whittier Municipal Code should be amended so that the definitions do not distinguish the personal characteristics of persons with disabilities. In particular, each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability.
- Transitional and supportive housing: The City of Whittier Municipal Code does not currently provide zoning and development standards that facilitate the siting and development of transitional and supportive housing.
  - Recommendation: The City should amend the Whittier Municipal Code to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting. Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multifamily and mixed-use are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The Housing Plan is proposed to ensure that the City meets the requirements of AB 2162.

# 4. housing resources

This chapter describes the land, financial, and administrative resources available to Whittier to address its existing and future housing needs, including its share of the regional housing needs allocation (RHNA). Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Also discussed are the financial and administrative resources available to support affordable housing.

## regional housing needs assessment

California General Plan law requires each city and county to zone land to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share is known as the Regional Housing Needs Assessment (RHNA). The RHNA process’ major goal is to ensure a fair distribution of new housing construction among cities and counties in the region so that every community may plan for a mix of housing types for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

The current SCAG region RHNA covers an 8.3-year planning period (June 30, 2021 – October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Whittier’s draft allocation is 3,439 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 4.1.

| Table 4.1: Regional Housing Needs Assessment 2021-2029 |               |             |
|--|---------------|-------------|
| Income Category  | Housing Units | % Total     |
| Very Low (0-50 percent AMI)                            | 1,025         | 30%         |
| Low (51-80 percent AMI)                                | 537           | 16%         |
| Moderate (81-120 percent AMI)                          | 556           | 16%         |
| Above Moderate (>120 percent AMI)                      | 1,321         | 38%         |
| <b>Total Units Needed</b>                              | <b>3,439</b>  | <b>100%</b> |

Source: Southern California Association of Governments, 2021  
 AMI = Area Median Income  
 Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City’s very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.

## progress towards the RHNA

[NOTE: much of this section is omitted until we have credits. Credits won't begin until June 30, 2021]

### approved and proposed projects

#### *Approved Projects*

Approved residential development projects credited toward the 2021-2029 RHNA include one residential development and one specific plan with undeveloped residential capacity. Combined, these approved projects can accommodate 237 units in the above moderate income RHNA category.

#### *Proposed Projects*

Eighteen projects in various stages of planning are included as proposed projects. These sites are included although there is no certainty those units will be achieved because the proposals have not been approved, are currently under staff review, or pending an application submittal. The identified realistic capacity for these sites is the total units included in the preliminary proposals. Since there is no guarantee that the projects will be approved or developed, in the case a proposed development falls through, the sites are still available to accommodate those identified units and may be able to count toward the lower-income RHNA depending on site density and size. Affordability based on project density is not assumed for these projects as the proposals do not include affordability restrictions. The status of the following projects is as of February 2021. In total, the proposed projects have a capacity of 317 units.

After approved and proposed projects are considered, the City has a remaining RHNA of 2,885 units.

| Table 4.2: Approved and Proposed Projects  |                          |                  |                               |                                   |              |
|--|--------------------------|------------------|-------------------------------|-----------------------------------|--------------|
| Project Name   | Affordability Level      |                  |                               |                                   | Total        |
|  | Ex./Very Low (0-50% AMI) | Low (50-80% AMI) | Moderate Income (80-120% AMI) | Above Moderate Income (120%+ AMI) |              |
| <b>Approved Projects</b>   |                          |                  |                               |                                   |              |
| Lincoln Specific Plan (undeveloped capacity) *   | 0                        | 0                | 0                             | 231                               | 231          |
| 6747 Pickering Ave. (6-unit apartment)   | 0                        | 0                | 0                             | 6                                 | 6            |
| <i>Subtotal</i>  | <i>0</i>                 | <i>0</i>         | <i>0</i>                      | <i>237</i>                        | <i>237</i>   |
| <b>Proposed Projects</b>   |                          |                  |                               |                                   |              |
| 7941 Greenleaf Ave.  | 0                        | 0                | 0                             | 17                                | 17           |
| 14021 Whittier Blvd.   | 0                        | 0                | 0                             | 22                                | 22           |
| 8343 College Ave.  | 0                        | 0                | 0                             | 30                                | 30           |
| 11716 Floral Ave.  | 0                        | 0                | 0                             | 25                                | 25           |
| 16424-16440 Whittier Blvd  | 0                        | 0                | 0                             | 54                                | 54           |
| 13518 Mar Vista  | 0                        | 0                | 0                             | 2                                 | 2            |
| 8315-8319 Greenleaf Ave.   | 0                        | 0                | 0                             | 17                                | 17           |
| 6018 Norwalk Blvd.   | 0                        | 0                | 0                             | 19                                | 19           |
| 9829 La Serna  | 0                        | 0                | 0                             | 44                                | 44           |
| 11280 1st Ave.   | 0                        | 0                | 0                             | 11                                | 11           |
| 12823 Hadley St.   | 0                        | 0                | 0                             | 10                                | 10           |
| 6712 Washington Ave.   | 0                        | 0                | 0                             | 11                                | 11           |
| Village Inn 7232 Greenleaf Ave.  | 0                        | 0                | 0                             | 4                                 | 4            |
| 12826 Philadelphia St.   | 0                        | 0                | 0                             | 51                                | 51           |
| <i>Subtotal</i>  | <i>0</i>                 | <i>0</i>         | <i>0</i>                      | <i>317</i>                        | <i>317</i>   |
| <i>Total Approved and Proposed Projects</i>  | <i>0</i>                 | <i>0</i>         | <i>0</i>                      | <i>554</i>                        | <i>554</i>   |
| <b>2021-2029 RHNA</b>  | <b>1,025</b>             | <b>537</b>       | <b>556</b>                    | <b>1,321</b>                      | <b>3,439</b> |
| <b>Remaining RHNA</b>  | <b>1,025</b>             | <b>537</b>       | <b>556</b>                    | <b>767</b>                        | <b>2,885</b> |
| * Note: The Lincoln Specific Plan was adopted in 2015 on the former site of the Fred C. Nelles Youth Correctional Facility approximately 1.3 miles east of the San Gabriel River/I-605 Freeway along Whittier Boulevard, the primary access corridor and only Major Arterial in the city. The project site is approximately 75.6 acres and has a total capacity of 750 units in several land use density ranges from 2-7 du/ac to 25-35 du/ac. As of January 2021, the Specific Plan had a remaining, undeveloped capacity of 231 housing units. |                          |                  |                               |                                   |              |

## residential sites inventory

Housing Element law requires jurisdictions demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Whittier has a remaining RHNA of 2,885 units. The City has various residential and mixed-use development opportunities on sites that are

either currently available or will be made available through rezoning. These sites show sufficient capacity to meet and exceed the identified housing need. A detailed listing of sites, consistent with State law, is included in the document Appendix.

### ***Sites Inventory Assumptions and Methodology***

#### *Realistic Capacity*

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

- Lower-density residential sites: realistic capacity for sites in land use designations that allow 15 or less units per acre is calculated at maximum density allowed.
- Specific plan sites: Outside of any City-owned sites, site capacity in the Uptown Specific Plan is based on allowed uses and intensities. While most areas of the Uptown Specific Plan allow development over 50 units per acre, the Uptown Core area is expected to be the densest and include a higher proportion of non-residential uses. The Uptown Center and Uptown General designations assume less dense development and a higher proportion of residential development. To calculate residential capacity, the following assumptions are made:
  - Uptown Core: 50 percent residential at 50 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
  - Uptown Center 75 percent residential at 40 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
  - Uptown General and Edge: 100 percent residential at 30 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
- Higher-density residential sites: realistic capacity for sites in the Medium High Density Residential (MHDR, 15.1-25 units per acre) High Density Residential (HDR, 25.1-35 units per acre) designation assumes development at 90 percent of maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout. Due to the limited availability of high-density residential land, many property owners and developers may opt for a density bonus to increase the unit count. Starting in 2021, residential projects in California with on-site affordable housing can get a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the Density Bonus Law—the maximum bonus was 35 percent. This allows for densities upward of 50 units per acre.
- Mixed-use sites: To ensure that the realistic capacity for sites in the City’s three mixed-use designations takes into consideration the development of non-residential uses for mixed-use projects, such as ground floor commercial uses, only a portion of the site acreage is used in the capacity calculation. As non-residential development components are accounted for, the maximum density is used for the residential component of the site. This provides for a conservative estimate of development potential as many of the identified mixed-use sites can achieve higher residential capacity. For example, Mixed Use 1 (MU 1, 20-30 units per acre) assumes 50 percent of site acreage will be used for residential uses, Mixed Use 2 (MU 2, 25-40 units per acre) assumes 75 percent of site acreage will be used for residential uses, and Mixed Use 3 (MU 3, 25-40 units per acre) assumes 80 percent of site acreage will be used for residential uses. This calculation reflects the potential for development of non-residential uses. Four

commercial centers are included as mixed-use sites (designated MU 3). The realistic capacity calculation assumes that some existing uses will remain on the sites and as such a lower density yield is assumed (75 percent of maximum or 30 units per acre). The large size of these four sites still yield a significant number of units. These assumptions are realistic and somewhat conservative as sites in the MU 3 designations can achieve much higher densities (up to 60 units per acre) through the provision of community benefits.

### *Densities Appropriate for Accommodating Lower Income Housing*

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 units per acre for Whittier), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's High Density Residential (25.1-35 du/ac), Very High Density Residential (35.1-55 du/ac), Mixed Use 1 (20-30 du/ac), Mixed Use 2 (25-40 du/ac), and Mixed Use 3 (25-40 du/ac, up to 60 du/ac with community benefits provisions) are consistent with the default density standard (30 units per acre) and, therefore, considered appropriate to accommodate housing for lower-income households. In the Uptown Specific Plan, all designations allow densities more than 30 units per acre.

Land use designation with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households. This applies to the Medium High-Density designation (15.1-25 du/ac).

### *Assembly Bill 1397*

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower income sites inventory presented in this section is predominately limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need. In Whittier, affordable housing has been developed on sites smaller than 0.5 acres. Specifically, the 21-unit Mosaic Gardens housing development was developed on a 0.47-acre property and all units are affordable to households earning very low incomes. To assist in development of the 21 affordable units, the City used \$5.1 million of funds (including former redevelopment agency funds) to enter into an owner participation and loan agreement with the developer. As such, sites of a similar size are included in the sites inventory. Several sites are comprised of one or more parcels which are less than half an acre in size. These sites are included because they comprise a larger site and are under common ownership. Capacity on sites that meet the default density (at least 30 units per acre for Whittier) but do not meet the size requirement are used to accommodate the moderate income RHNA.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of the City, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location and the potential for intensification based on updated General Plan designations.



- One full site and a partial site in the inventory are subject to the re-use provisions of AB 1397. AB1397 requires that vacant sites identified in the previous two Housing Elements only be deemed adequate to accommodate a portion of the housing need for lower income households, if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower income households. The requirement does not apply to sites used to accommodate the moderate- and above moderate-income RHNA. A partial portion (3.3 acres) of the Quad at Whittier Center site (parking structure) was previously identified in the Housing Element, but the new General Plan designation has increased the potential housing capacity of the site and as such does not trigger the AB 1397 re-use requirements. Sites subject to the reuse requirements include:
  - A part of the Uptown Specific Plan City-owned sites (APN 8139-005-909, formerly referred to as the Alpha Beta site)
  - One High Density Residential site made up of two parcels (8231-004-042, -043) and in use as the Whittwood Car Wash

## **detailed sites inventory**

### *Accessory Dwelling Units*

The City projects that during the planning period approximately 621 accessory dwelling units (ADUs) will be developed based on ADU trends in Whittier and recent, favorable ADU legislation that created new incentives and streamlined processes to build ADUs. While 51 ADU units were permitted in 2020, the City has seen a steady increase in ADU development of about 10 percent per year. The site inventory ADU projection assumes a conservative annual growth estimate of 7.5 percent. As part of the implementation of the Housing Element, the City will implement programmatic actions to streamline and facilitate the development of ADUs. The projected ADUs are included as credits in Table 4.3, consistent with HCD guidelines and SCAG affordability distribution assumptions.

### *Currently Available Vacant or Underutilized Sites*

The sites inventory includes vacant and underutilized land in various general plan/zoning designations and in the Uptown Specific Plan area. Most of the inventory's vacant land is in the Hillside and Low-Density Residential designations. The sites have the appropriate land use and zoning designation in place and do not require any rezoning actions. Figures 4.1 through 4.4, at the end of this chapter, show the geographic location and distribution of sites.

Included in the inventory are 1.9 acres of vacant land in the Uptown Specific Plan in addition to a 6.64-acre City-owned site made up of 18 various parcels over 4 city blocks. The City of Whittier issued a Request for Qualifications in March 2021 for development of the site. The City and Housing Authority are seeking a development team to acquire the Development Sites under the Exempt Surplus procedures of the Surplus Land Act, and to develop horizontally and vertically mixed-use projects that anticipate 200 market-rate units, 25 moderate-income units, and 75 low- and very low-income units. The largest parcel (2.48 acres) was used in the previous two Housing Element sites inventory and as such is subject to the re-use provisions of AB 1397. One underutilized site, of just under one acre, located within the Uptown Specific Plan is included in the inventory. The church-owned property shows a conservative estimate for capacity of 29 units based on the realistic capacity methodology established for this Housing Element.

Nevertheless, the owner previously applied for a 100-unit affordable development. The development did not move forward, but the owners have expressed interest in selling the site for an adaptive reuse residential project of a similar size.

| <b>Table 4.3: Sites Currently Available</b>  |  |                                 |                         |                                      |  |              |
|--|--|---------------------------------|-------------------------|--------------------------------------|--|--------------|
|  |  | <b>Affordability Level</b>      |                         |                                      |  |              |
| <b>Site Type</b>   |  | <b>Ex./Very Low (0-50% AMI)</b> | <b>Low (50-80% AMI)</b> | <b>Moderate Income (80-120% AMI)</b> | <b>Above Moderate Income (120%+ AMI)</b> | <b>Total</b> |
| Estimated ADU Production   |  | 146                             | 277                     | 13                                   | 185                                      | 621          |
| Vacant Hillside Residential (0-3 du/ac), 13 parcels and 25.2 acres total                     |  | 0                               | 0                       | 0                                    | 75                                       | 75           |
| Vacant Low Density Residential (3.1-7 du/ac), 22 parcels and 19.1 acres total                |  | 0                               | 0                       | 0                                    | 135                                      | 135          |
| Vacant Medium Density Residential (7.1-15 du/ac), 3 parcels and 0.71 acres total             |  | 0                               | 0                       | 0                                    | 11                                       | 11           |
| Uptown SP – City-owned Site, 18 parcels and 6.63 acres total                                 |  | 37                              | 38                      | 25                                   | 200                                      | 300          |
| Vacant Uptown SP - Core (50+ du/ac) - small site, 6 parcels and 1-acre total                 |  | 0                               | 0                       | 19                                   | 0  | 19           |
| Vacant Uptown SP - Center (allows over 50 du/ac)- small site, 1 parcel and 0.16 acres total  |  | 0                               | 0                       | 3                                    | 0  | 3            |
| Vacant Uptown SP – General (allows over 50 du/ac)- small site, 1 parcel and 0.31 acres total |  | 0                               | 0                       | 9                                    | 0  | 9            |
| Vacant Uptown SP – Edge (allows up to 40 du/ac)- small site, 4 parcels and 0.4 acres total   |  | 0                               | 0                       | 8                                    | 0  | 8            |
| Underutilized Uptown SP – General (allows over 50 du/ac), 1 parcel and 0.96 acres total      |  | 29                              | 0                       | 0                                    | 0  | 29           |

|  |       |     |     |     |       |
|--|-------|-----|-----|-----|-------|
| Total  | 212   | 315 | 77  | 606 | 1,210 |
| <b>Remaining RHNA (after approved and proposed projects)</b>   | 1,025 | 537 | 556 | 767 | 2,885 |
| <b>New Remaining RHNA</b>  | 813   | 222 | 479 | 161 | 1,675 |
| Notes:   |       |     |     |     |       |
| <ul style="list-style-type: none"> <li>▪ Estimated ADU production are credited toward the RHNA consistent with HCD guidelines and SCAG affordability distribution assumptions (SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020)</li> <li>▪ Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small sites (less than 0.47 acres) meeting the default density standard are credited toward the moderate-income category.</li> </ul> |       |     |     |     |       |

**Remaining RHNA**

The City can meet nearly half the RHNA with approved projects, proposed projects, and a variety of vacant and underutilized land. There is an identified RHNA shortfall of 1,675 units.

As of February 2021, the City is finalizing a comprehensive General Plan update. The Housing Element will be adopted concurrent with the new General Plan. The new General Plan land use plan provides ample opportunities for expanded residential development through the addition of three mixed-use categories to incentivize infill development, the addition of a housing overlay for some commercial areas, and redesignating land in the Whittier Boulevard Specific Plan to facilitate high density residential development. Furthermore, when comparing the 1993 General Plan to the new General Plan, new land use policies increase residential capacity by 22 percent.

To address the shortfall of units, the City has identified various sites that will have the appropriate land use designations in place upon Housing Element adoption but will require rezoning to achieve consistency with the new General Plan. The City will amend the zoning code to include developments standards and permitted uses for the new mixed-use designations. The City will ensure that the Mixed-Use development standards do not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City’s RHNA. Once zoning is put in place, the City can adequately accommodate and exceed the remaining RHNA

**RHNA shortfall site requirements**

Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period
2. Permit at least 16 units per site at a density of at least 20 units per acre
3. At least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all of the very low- and low-income housing need on sites designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Sites to accommodate the moderate- and above moderate-income RHNA are not subject to these requirements.

**Sites to be Rezoned**

Table 4.4 summarizes the sites to be rezoned and is followed by a detailed description of the sites. A detailed sites inventory is included in the document appendix as required by law. Figures 4.1 through 4.4, at the end of this chapter, show the geographic location and distribution of sites.

| <b>Table 4.4: Sites to be Rezoned</b>  |                                 |                         |                                      |  |              |
|--|---------------------------------|-------------------------|--------------------------------------|--|--------------|
| <b>Site Type</b>   | <b>Affordability Level</b>      |                         |                                      |  | <b>Total</b> |
|  | <b>Ex./Very Low (0-50% AMI)</b> | <b>Low (50-80% AMI)</b> | <b>Moderate Income (80-120% AMI)</b> | <b>Above Moderate Income (120%+ AMI)</b> |              |
| Vacant Medium High Density Residential (15.1-25 du/ac) – 1 parcel and 0.85 acres total   | 0                               | 0                       | 17                                   | 0  | 17           |
| Vacant High Density Residential in former Whittier Blvd SP area – small site (25.1-35 du/ac) - 1 parcel and 0.39 acres total   | 0                               | 0                       | 12                                   | 0  | 12           |
| Underutilized High Density Residential in former Whittier Blvd SP area - 21 parcels (13 sites) and 17.86 acres total   | 574                             | 0                       | 0                                    | 0  | 574          |
| Vacant/Underutilized Mixed Use 1 (20-30 du/ac) -25 parcels (7 sites) and 13.15 acres total   | 187                             | 0                       | 12                                   | 0  | 199          |
| Vac/Underutilized Mixed Use 2 (25-40 du/ac) -7 parcels (4 sites) and 8.02 acres total  | 241                             | 0                       | 0                                    | 0  | 241          |
| Underutilized Mixed Use 3 (25-40 du/ac, up to 60 du/ac with benefits) -11 parcels (5 sites) and 9.06 acres total   | 292                             | 0                       | 0                                    | 0  | 292          |
| <b>Key Mixed-Use Sites (MU 3 25-40 du/ac):</b>   |                                 |                         |                                      |  |              |
| Whittwood Town Center  | 0                               | 160                     | 160                                  | 962                                      | 1,282        |
| The Quad at Whittier Center  | 79                              | 0                       | 330                                  | 330                                      | 739          |
| Big Lots Center (Whittier Blvd./Painter Ave.)  | 87                              | 0                       | 0                                    | 0  | 87           |
| Whittier Marketplace (at Whittier Blvd./Hadley St.)  | 0                               | 0                       | 179                                  | 179                                      | 358          |
| <b>Total</b>   | <b>1,460</b>                    | <b>160</b>              | <b>710</b>                           | <b>1,471</b>                             | <b>3,801</b> |
| <i>Remaining RHNA after Approved/Proposed projects and sites with zoning in place</i>  | 813                             | 222                     | 479                                  | 161                                      | 1,675        |
| <i>Remaining RHNA after rezoning (-shortfall/+surplus)</i>   | +647                            | -62                     | +231                                 | +1,310                                   | +2,126       |
| <i>Redistributed RHNA surplus:</i>   | +585                            |                         | +231                                 | +1,310                                   | +2,126       |
| Notes: Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small and large sites (less than 0.47 acres or larger than 10 acres) meeting the default density standard are credited toward the moderate-income category. |                                 |                         |                                      |  |              |

## Residential Sites

Various residential sites are included in the sites inventory. Most of the sites are located along Whittier Boulevard, within the boundaries of the former Whittier Boulevard Specific Plan. While the Specific Plan allowed residential development, rescinding the Plan and redesignating specific portions allows for High Density Residential Development (HDR, 25.1-35 du/ac density) and provides an opportunity for a more streamlined, straightforward development process. The streamlined development process is achieved because the rescinding and redesignation eliminates the Specific Plan's design standards and guidelines which required most projects to undergo a conditional use permit process. As such, the new designation will permit the housing as a matter of right. The eastern end of Whittier Boulevard is characterized by older commercial uses and the new designation is intended to spur residential development in this area. Since the 1940s, Whittier Boulevard has developed much like a suburban commercial strip, resulting in scattered and unfocused auto-oriented retail and services, convenience and big-box uses, drive-through restaurants, and sporadic office and industrial uses, with some newer residential development. As the City's main commercial thoroughfare and primary distributor within the City's transportation network, Whittier Boulevard presents an opportunity to evolve from a suburban strip to a series of walkable residential, mixed-use and employment districts. During the early 2010s, developer interest in properties along Whittier Boulevard, driven largely by demand for any type of new housing, resulted in construction of several projects at densities up to 30 units per acre. This demand is expected to continue. The updated Envision Whittier General Plan now allows densities of up to 35 units per acre.

There is a total of 14 HDR sites along Whittier Boulevard. One of those is a 0.39- acre, vacant site that is credited to the moderate-income RHNA due to its small size. Five of the HDR sites are made up of more than one parcel and three of those five multi-parcel sites are under common ownership. One site under 0.5 acres is included in the HDR sites as appropriate to accommodate the lower-income RHNA. The 0.43-acre site made up of three parcels under common ownership. In Whittier affordable housing has been developed on sites under 0.5 acres, specifically the Mosaic Gardens affordable development which was developed on a 0.47-acre site at a density of 44.7 units per acre. Thirteen of the HDR sites (with a total capacity of 574 units) meet the shortfall site requirements for lower-income sites. The capacity meets more than half (55 percent) of the lower-income RHNA shortfall of 1,035 units.

## Mixed-Use Sites

Sixteen mixed-use sites and four mixed-use commercial center sites are included in the sites inventory.

The General Plan includes three mixed-use designations that allow for compatible retail, entertainment, office, residential, hotel, civic, cultural, and recreation uses at varying context-sensitive development densities/intensities, ranging from 20 to 60 per acre and FARs of 1.00 to 3.00. Regarding use, the intent for each area is similar: provide places to integrate housing with concentrated activity and business hubs in a walkable/bikeable environment. To promote added amenities within mixed-use districts and developments, a tiered development system, a Community Benefits program, applies to the Mixed Use 3 (MU 3) designation. The Community Benefits program, defined in the Zoning Code, provides the City with the capacity and tools to shape how private development contributes to the urban fabric, ensuring that new development creates special places that enhance Whittier. A two-tier system of benefits allows developers to achieve higher densities and intensities when defined public realm and community-serving amenities are provided.

The mixed-use sites are predominantly located along Whittier Boulevard and are selected due to the addition of residential development potential under the General Plan, expressed interest by property owners, aging uses combined with underutilization of land, and their location along the City's major transportation corridor. The General Plan identifies concentrated activity hubs along Whittier Boulevard that provide opportunities for clustering similar and compatible uses, supporting economic development, and creating brand identity. Designated nodes and catalyst sites include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan.

Seven sites in the Mixed-Use 1 (MU 1) designation are included in the sites inventory. The MU 1 designation allows development at a density of 20 to 30 units per acre and stand-alone residential approaches are allowed. To account for the development of non-residential uses, only half of the acreage for MU 1 sites are used to calculate capacity, consistent with buildout estimates. The MU 1 sites have a total capacity of 199 units, with 187 of those units credited toward to lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). The sites are made up of more than one parcel and two of the six sites are under common ownership.

Four sites in the Mixed-Use 2 (MU 2) designation are included in the sites inventory. The MU 2 designation allows development at a density of 25 to 40 units per acre and stand-alone residential approaches are allowed. One of the intents of the MU 2 designation is to accommodate diverse housing types that provide opportunities for home ownership and that appeal to a spectrum of household sizes and incomes. To account for the development of non-residential uses, only 75 percent of the acreage for MU 2 sites are used to calculate capacity, consistent with buildout estimates. The MU 2 sites have a total capacity of 241 units. All four sites are credited toward to lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). Three of the four sites have a sole owner and one site is partially owned by the City of Whittier.

Five sites in the Mixed-Use 3 (MU 3) designation are included in the sites inventory. The MU 3 designation allows development at a density of 25 to 40 units per acre but can go up to 60 units per acre with the provision of community benefits. Stand-alone residential and commercial development approaches are allowed on smaller-acreage development sites, with integrated uses required on larger sites. To account for the development of non-residential uses, only 80 percent of the acreage for MU 3 sites are used to calculate capacity, consistent with buildout estimates. The MU 3 sites have a total capacity of 292 units. All five sites are credited toward the lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). All of the MU 3 sites are under common ownership. Four of the MU 3 sites are in the "Five Points" area, which is expected to redevelop as a TOD area due to the future location of a light rail station. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, walking distance from three sites located in the immediate area. Construction of the light rail extension is expected to start by 2023.

Four additional sites are identified on existing commercial centers, including the City's two largest centers. The sites reflect realistic redevelopment opportunities based on property owner interest, location near development catalyst uses, and the redesignation under the new General Plan to allow for the addition of higher density residential uses. The change in land use is expected to add significant incentive to property owners. Converting underutilized commercial space into higher density housing is gaining more traction from local jurisdictions, especially as e-commerce and remote work trends continue to empty

brick-and-mortar stores across the country. Whittier is largely built out, with little land to accommodate new housing development. Lack of housing supply compounds affordability and homelessness issues. With the new General Plan land use policy, the City recognizes that diverse housing types and higher density residential development will be necessary to meet pent-up demand and ensure affordable housing options for people of all ages, family sizes, and incomes. Also, higher-density residential development typically is more affordable than lower-density development and the only path toward significantly contributing to housing affordability. The four sites are designated for Mixed-Use 3 (MU 3); MU 3 allows densities of up to 60 units per acre with the provision of community benefits. One of the MU 3 designation's intents is the redevelopment and reorientation of aging shopping centers. The sites will be rezoned with new mixed-use development standards. At maximum allowed densities, the commercial centers sites offer the opportunity for close to 3,300 units on 102.75 acres (but realistic capacity is calculated at less than this although with the provision of community benefits, even more capacity is available) and removal of existing uses are not necessarily required as the sites have large parking areas that can be developed.

- Whittwood Town Center

- The Whittwood Town Center is a 66-acre open-air shopping center located on the southwest corner of Whittier Boulevard and Santa Gertrudes Avenue (only 53.4 acres is included in the sites inventory due to common ownership). Built in 1961 as an open-air mall, it was renovated and transformed into an enclosed mall in the 1970s. In 2005, under a 2004 Owner Participation Agreement (OPA) with the Whittier Redevelopment Agency, the center was once again transformed into an open-air shopping center with several big box retailers including Target, Kohls, Petsmart, and others. The center has a grocery store and several smaller retailers and eateries. A large portion of the site is dedicated to surface parking. Several of the center anchors are slowly emptying and the pandemic has exacerbated the struggles of these key uses. The site owners are in preliminary discussions to renovate the site to create an intensified commercial and residential center with a downtown feel to it and will include a significant residential component. The Whittwood Town Center revitalization project is envisioned as a mixed-use center, integrating residential, hotel, commercial retail, landscaping, and circulation improvements within the City of Whittier. Whittwood Town Center is anticipated to be developed with up to 1,350 high-density residential units in conjunction with up to 600,000 square feet of mixed-uses integrating various commercial-retail, restaurants, hotel, and service type uses. A lower realistic capacity is used in the Housing Element as not all properties at the Center are used, only properties under common ownership. Due to the size of the site, using the default density is not used to assume affordability. Instead, the capacity assumes 25 percent affordability based on the OPA revenue sharing agreement and expected new development agreement between the Center owners and the City of Whittier. The OPA stipulates that the Agency will pay the Developer an amount equal to 40 percent of the sales tax generated and property tax increment revenue that exceeds the amount of the actual sales tax that was received by the City for the July 1, 2001 through June 30, 2002 fiscal year. The payment to the Developer is due twice a year through October 30, 2036. In 2020, the Agency paid \$564,193 in tax increment and sales tax reimbursement. Related to the OPA, as a part of a new development agreements, the City will work with the property owners to require affordability of 25 percent of the

identified realistic residential capacity for the site. The updated General Plan removes the current Whittwood Specific Plan designation (which limits residential uses to a 6.1 acre portion of the site) and designates the site for MU 3, which allows up to 60 units per acre with the provision of community benefits. The site will be rezoned to accommodate this new designation. The 53.4-acre site is made up of 16 parcels under common ownership. Using a conservative realistic capacity calculation, the site provides the opportunity for 1,282 units at 30 units per acre. Of this 25 percent (or 320 of the total 1,282 units), half will be applied to the low-income category and half will be applied to the moderate-income category.

- The Quad at Whittier Center

- The Quad at Whittier Center was built in 1953 and rebuilt, under an Owner Participation Agreement with the Whittier Redevelopment Agency, in 1987 following the Whittier Narrows earthquake. Tenants at the Quad includes Burlington Coat Factory, Michael's, Ross Dress for Less, Staples, Famous Footwear, Petco, Vallarta Market, Olive Garden, Chili's, and TJ Maxx. The center is home to several struggling retailers, such as Burlington Coat Factory, which is one of the largest uses at the Center. Center owners are interested in redeveloping the site and adding residential uses. E-commerce trends and more recently, the Covid pandemic have exacerbated the struggle many retailers are facing nationwide and is pushing many center owners to reimagine the uses on the site that can better withstand economic difficulties. As such many centers are looking to integrate residential uses on their sites. A similar approach is in the preliminary planning stages at the Whittwood Town Center located further east on Whittier Boulevard and throughout the region. Discussion with owners of two large commercial centers in the local area (outside the City of Whittier) confirm the need, and desire, to reimagine uses on commercial center through the addition of residential uses. As the second largest center in the City, the site offers the opportunity for residential development consistent with the City's MU 3 designation, which allows up to 60 units per acre with the provision of community benefits. The site has large surface parking lots and is located less than one mile from the "Five Points" area which is expected to redevelop as a high density, transited oriented development (TOD) to leverage the future location of a light rail station for the Metro Eastside Transit Corridor Phase 2 Light Rail Project. The 30.8-acre site is made up of nine parcels under common ownership. Using a conservative realistic capacity calculation, the site provides the opportunity for 739 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate almost 1,500 units. Due to the size of the site, using the default density is not used to assume affordability. Instead, a portion of the site (3.3 acres, located at the underused parking structure adjacent to Burlington Coat Factory building) with a previous residential development proposal is used as a smaller sub-site and credited toward the lower-income RHNA (79 units). The proposal shows that there has been interest in development on smaller portions of the site at densities that can accommodate affordable housing. The sub-site was previously identified in the Housing Element, but the new General Plan designation has increased the potential housing capacity of the site and as such does not trigger the AB 1397 re-use requirements. Although the allowed density on the site can accommodate lower income housing, due the size of the site (over 10 acres), half of the realistic capacity



for the remaining part of the site is assigned to the above-moderate income category and half is assigned to the moderate income category due to the expected high density nature of future development.

- **Big Lots Center (Whittier Boulevard/Painter Avenue)**
  - A 3.64-acre commercial center located at the northwest corner of Whittier Boulevard and Painter Avenue is included in the sites inventory based on the underutilized nature of the site and its location near development catalyst areas and a future regional light rail station. The center is located across the street from the Quad at Whittier and less than one mile from the future TOD area and light rail station for the Metro Eastside Transit Corridor Phase 2 Light Rail Project. These areas have been identified as designated nodes and catalyst areas. The site is also located 1.3 miles east of the I-605 Freeway. The site's tenant is a Big Lots discount store and a large surface parking lot. Using a conservative realistic capacity calculation, the site provides the opportunity for 87 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate close to 175 units. Based on the size of the site and allowed densities, the realistic capacity is credited toward the lower-income RHNA.
- **Whittier Marketplace at Whittier Boulevard/Hadley Street Center**
  - A 14.9-acre commercial center located at the southeast corner of Whittier Boulevard and Hadley Street is included in the sites inventory based on the underutilized nature of the site and its location along key development catalysts areas. The site is located across the street from the Lincoln Specific Plan and within  $\frac{3}{4}$  miles from the Uptown Specific Plan. These areas have been identified as designated nodes and catalyst areas. The site is also located 1.3 miles east of the I-605 Freeway. The site is anchored by a Ralph's grocery store and a large surface parking lot. Other center tenants include CVS, and various tenants in the strip center or the smaller, street-facing pads. Using a conservative realistic capacity calculation, the site provides the opportunity for 358 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate over 750 units. Although the allowed density on the site can accommodate lower income housing, due the size of the site (over 10 acres), half of the realistic capacity for the site is assigned to the above-moderate income category and half is assigned to the moderate income category due to the expected high density nature of future development.

### ***Adequacy of Sites Inventory***

Once zoning is put in place for the sites to be rezoned, the City can adequately accommodate and exceed the 2021-2029 RHNA. Table 4.5 summarizes the sites inventory and RHNA status.

| Table 4.5: Sites Inventory Summary              |                          |                  |                               |                                   |              |
|---|--------------------------|------------------|-------------------------------|-----------------------------------|--------------|
| Site/Credit Type                                | Affordability Level      |                  |                               |                                   | Total        |
|   | Ex./Very Low (0-50% AMI) | Low (50-80% AMI) | Moderate Income (80-120% AMI) | Above Moderate Income (120%+ AMI) |              |
| Approve Projects                                | 0                        | 0                | 0                             | 237                               | 237          |
| Proposed Projects                               | 0                        | 0                | 0                             | 317                               | 317          |
| Estimated ADU Production                        | 146                      | 277              | 13                            | 185                               | 621          |
| Sites Currently in Place                        | 66                       | 38               | 64                            | 421                               | 589          |
| Sites to be Rezoned                             | 1,460                    | 160              | 710                           | 1,471                             | 3,801        |
| <b>Total Sites</b>                              | <b>1,672</b>             | <b>475</b>       | <b>787</b>                    | <b>2,631</b>                      | <b>5,565</b> |
| 2021-2029 RHNA                                  | 1,025                    | 537              | 556                           | 1,321                             | 3,439        |
| RHNA Shortfall (-) or Surplus (+)               | +647                     | -62              | +231                          | +1,310                            | +2,126       |
| Redistributed RHNA Shortfall (-) or Surplus (+) | +585                     |                  | +231                          | +1,310                            | +2,126       |

## consistency with affirmatively furthering fair housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Shown on Figure 4.5 at the end of this chapter, most TCAC opportunity areas in Whittier are in the highest or high resources category. The northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated as a moderate resource area. A small area of the City (limited to the 44-acre Whittier Union High School District/Sierra Education Center property) is designated as a low resource area. The TCAC data is based on Census tracts that may span more than one jurisdiction (City). The TCAC at the Sierra Education Center is most likely picking up demographic data from outside the City in unincorporated pockets of the County and in the City of Santa Fe Springs. Figure 4.5 shows that distribution of residential sites, particularly those credited towards the lower-income RHNA are distributed throughout the City with most of these sites in the highest or high resources area. No concentration of lower resources areas exists.

A thorough AFFH analysis based on the City’s most current Analysis of Impediments to Fair Housing Choice is include in the Housing Constraints section of this Housing Element.

## **no net loss provision**

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the City must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

## **site infrastructure and constraints**

The sites inventoried in this Housing Element have residential or mixed-use land use designations that were determined based on surrounding land uses and have already been examined for potential environmental constraints as part of the General Plan update. Few additional constraints would impede the development of new housing units in the future on the identified sites. Potential environmental constraints to future development of sites are reflected in the identified site capacity. For example, low-density development expected in the Hillside Residential designation reflects the limits imposed by the area’s topography.

State law requires a detailed identification of infrastructure needed to support planned land uses including the methods to be used for infrastructure financing and a program for implementation. Full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan.

### ***Environmental Constraints***

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City’s capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

### ***Infrastructure Constraints***

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within all areas of the City. Specifically, water and sewer service are available for all the sites included in the inventory, indicating the capacity to accommodate the City’s total share of the RHNA. As part of the update and adoption of the City’s new General Plan (including this Housing Element) the City

will complete the CEQA analysis through a program EIR that will take a comprehensive look at infrastructure availability for the proposed level of development on these sites and identify mitigation measures necessary to address any infrastructure impacts. The EIR also allows for consideration of cumulative impacts that might be slighted in a case-by-case analysis and allows the City to consider program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts. Once adopted, the program EIR would facilitate new development as these projects could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required. The EIR will also include a mitigation monitoring program. When a draft of the EIR is available, information related to water, sewer, and dry utilities will be included in this section.

### ***Financial and Administrative Resources***

#### Financial Resources

The City uses several funding sources to assist in the provision of quality housing to lower-income residents.

Several HUD funding programs allow the City to fund community development and housing activities. The City of Whittier receives federal funding as an entitlement jurisdiction for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program. In 2021, the City received \$719,702 in CDBG funding and \$349,465 in HOME funding. The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Whittier is an entitlement city and receives funding from HUD for eligible community development activities. The City uses CDBG funds for a variety of activities including housing rehabilitation, code enforcement, public infrastructure and facility improvements, public services, and planning and administrative costs. For 2020-2021, the City received additional funding through the CDBG CARES Act (CDBG-CV) and will be used in partnership with the Salvation Army to rehabilitate its existing facility that will likely be remodeled to into a navigation center that can accommodate shelter for up to 150 homeless individuals. Through various sources, the City also anticipates financially supporting the operation and maintenance of the Homeless Navigation Center and Emergency Shelter for an 8-year term that coincides with the Settlement Agreement the City entered regarding Homeless persons in Whittier. HOME funds can be used to create and rehabilitate affordable housing for lower income households or provide direct rental or home purchase assistance to lower income households. The City has used funds in the past to build affordable rental apartments, such as Mosaic Gardens built in 2012, for lower income families. The City also uses its HOME funds to finance loans for homeowners to rehabilitate their units.

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credit (LIHTC) program has been used in combination with City and other resources to encourage new construction and rehabilitation of rental housing for lower-income households. A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public housing

wait lists. Affordable housing projects in Whittier have been rehabilitated (e.g., Hoover Hotel) and built (e.g., Mosaic Gardens) with this funding sources.

Two additional potential funding sources include:

- Remaining Low- and Moderate-Income Housing Asset Funds from the Whittier Housing Authority.
- The State of California Affordable Housing and Sustainable Communities Program (AHSC) which funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

### *Administrative Resources*

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Whittier and local and regional nonprofits, private developers, and service providers.

- The Community Development Department's Planning Services Division is charged with the administration of the ordinances and policies relating to land use and development within the City. As such, planning staff guides the City's orderly development by applying the current zoning codes, facilitating development, implementing community plans, and preserving historic resources. Staff members provide technical and administrative staff support to the City Council, Planning Commission, Zoning Administrator, Historic Resources Commission, and various other task forces. The Division also performs planning staff functions for the former Whittier Redevelopment Agency.
- The Community Development Department's Building & Safety Division is responsible for the establishment and enforcement of minimum building standards for the purpose of safeguarding public health, safety, and general welfare.
- The Community Development Department's Economic Development & Housing Division is charged with the implementation of City policy with respect to development, redevelopment, economic development, the disbursement of federal funds for social services, and housing programs within the City. The Economic Development & Housing Division is also responsible for the administration of federal Community Development Block Grant (CDBG) and HOME funds, the Residential Rehabilitation Loan/Grant Programs, the Affordable Home Ownership Program (AHOP), and the Police Home Buyer Program.
- The Los Angeles County Development Authority (LACDA) provides affordable housing opportunities in Whittier. LACDA administers the Housing Choice Voucher (formerly Section 8) rental subsidy program and operates the Mortgage Credit Certification program. The City is not involved in the day-to-day administration or policy making of LACDA; however, the City does review the 5-Year and Annual Plans.

A variety of service providers assist in the implementation of housing programs in Whittier:

- Homeless Assistance Providers: Organizations active in meeting the needs of homeless people include The Whole Child, Women and Children's Crisis Shelter, Whittier Area First Day Coalition, and the Salvation Army. These facilities serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy,

and legal and financial advocacy for adults and children who are homeless due to several circumstances.

- Qualified Housing Entities: Qualified housing entities are nonprofit organizations approved by the California Department of Housing and Community Development to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and also agree to renew rent subsidies if available. Whittier partners with several qualified entities, most recently LINC Housing, to build and manage projects like the recently completed Mosaic Gardens. Other qualified entities are active in the Los Angeles region and in nearby cities.
- The City's Minor Home Repair Grant Program (MHRG) makes available grants of up to \$5,000 for minor home repairs including accessibility improvements for the disabled. The Program is operated by Habitat for Humanity (Habitat) and Southern California Rehabilitation Services (SCRS).
- The City has provided a small amount of grant funding to the Salvation Army Transitional Living Center to support transitional housing for homeless individuals.

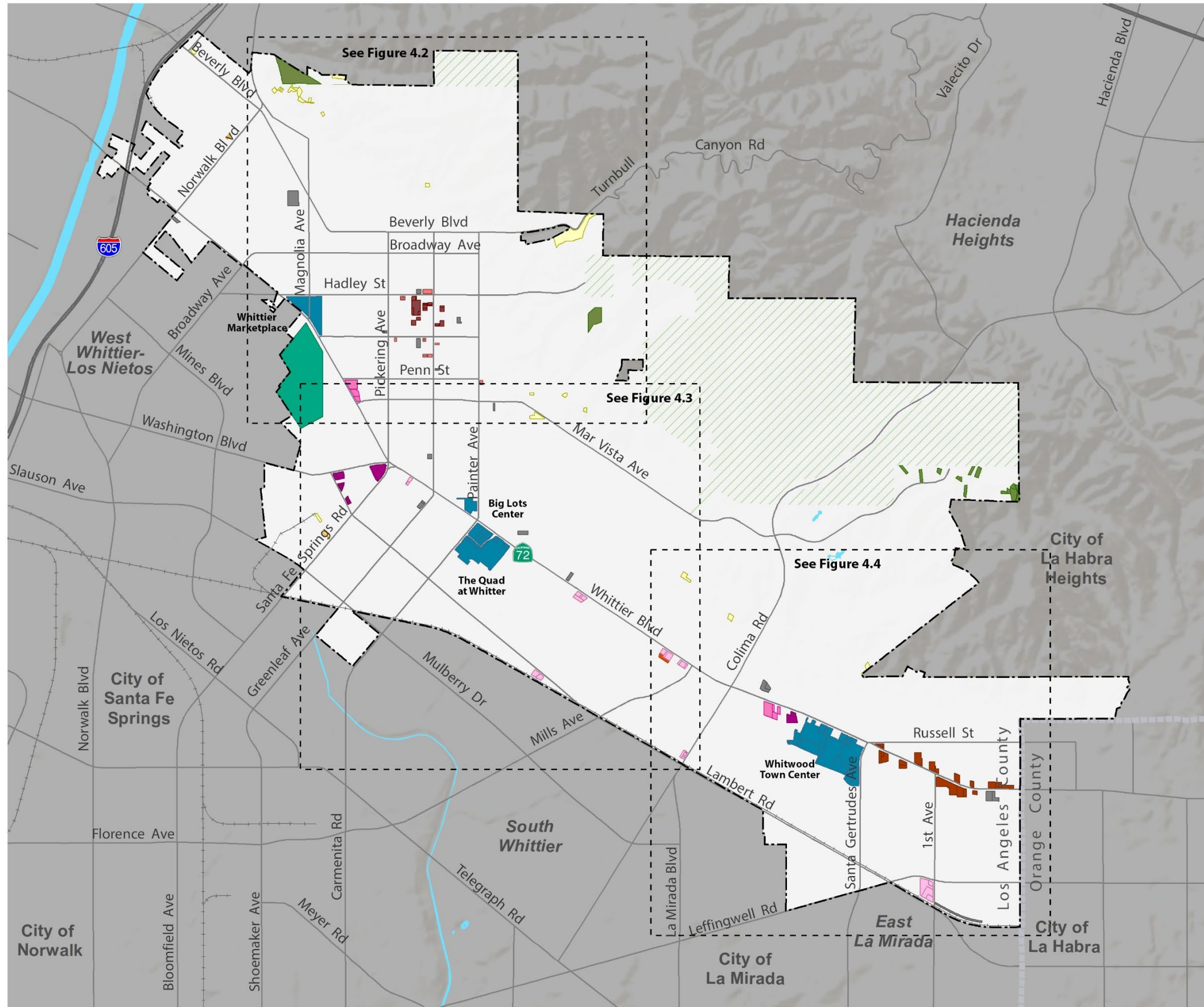


Figure 4.1

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Specific Plan Sites

Lincoln Specific Plan

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

Vacant Hillside Residential

Vacant Low Density Residential

Vacant Medium Density Residential

Uptown SP City-Owned Site

Other Vacant/Underutilized Uptown SP sites

### Sites to be Rezoned

Vacant Medium High Density Residential

Vacant High Density Residential (small)

Underutilized High Density Residential

Vacant/Underutilized MU 1 Sites

Vacant/Underutilized MU 2 Sites

Underutilized MU 3 Sites

Commercial Center sites

Whittier City Boundary

Open Space

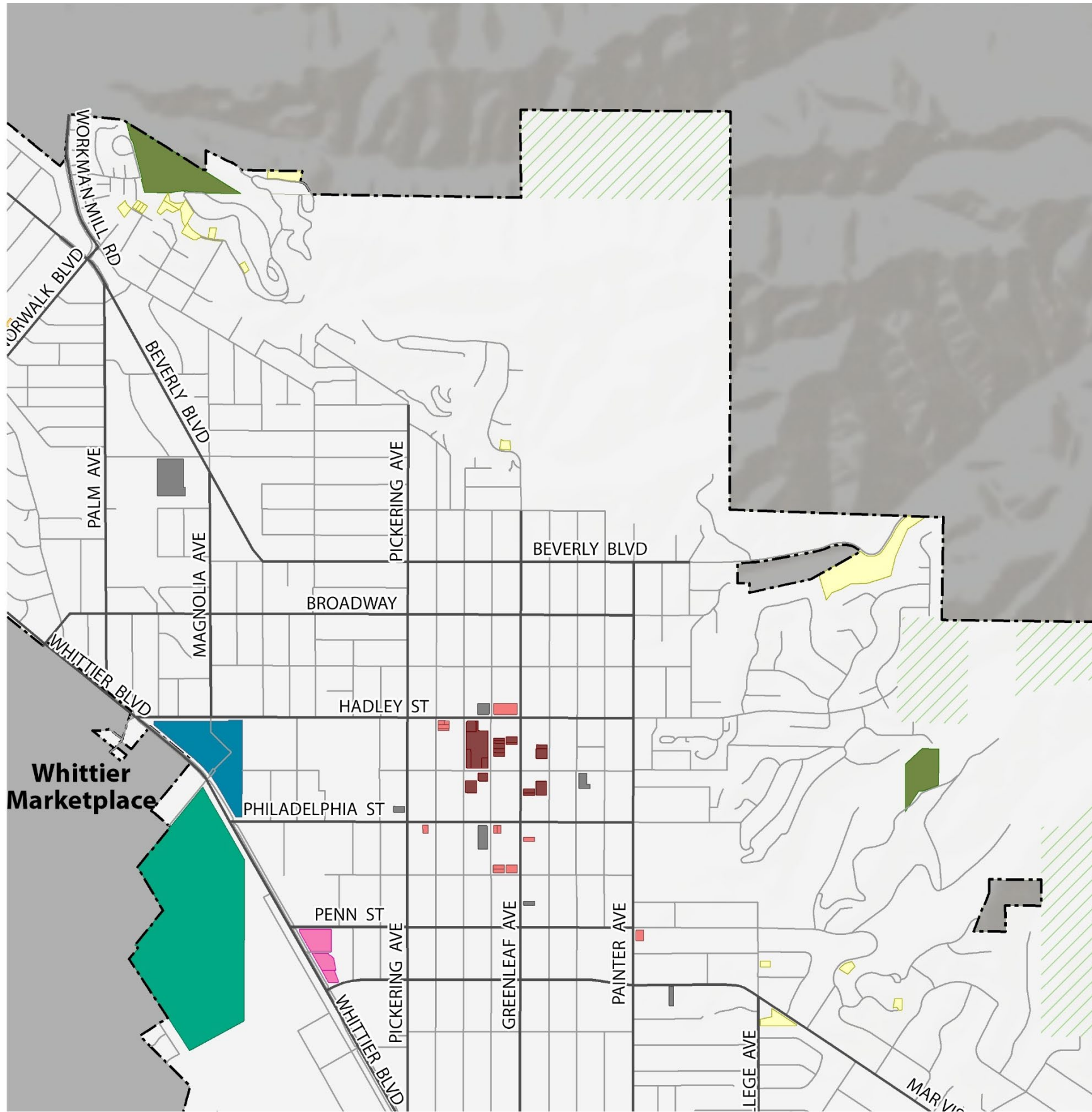


Figure 4.2

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

### Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

### Specific Plan Sites

- Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space



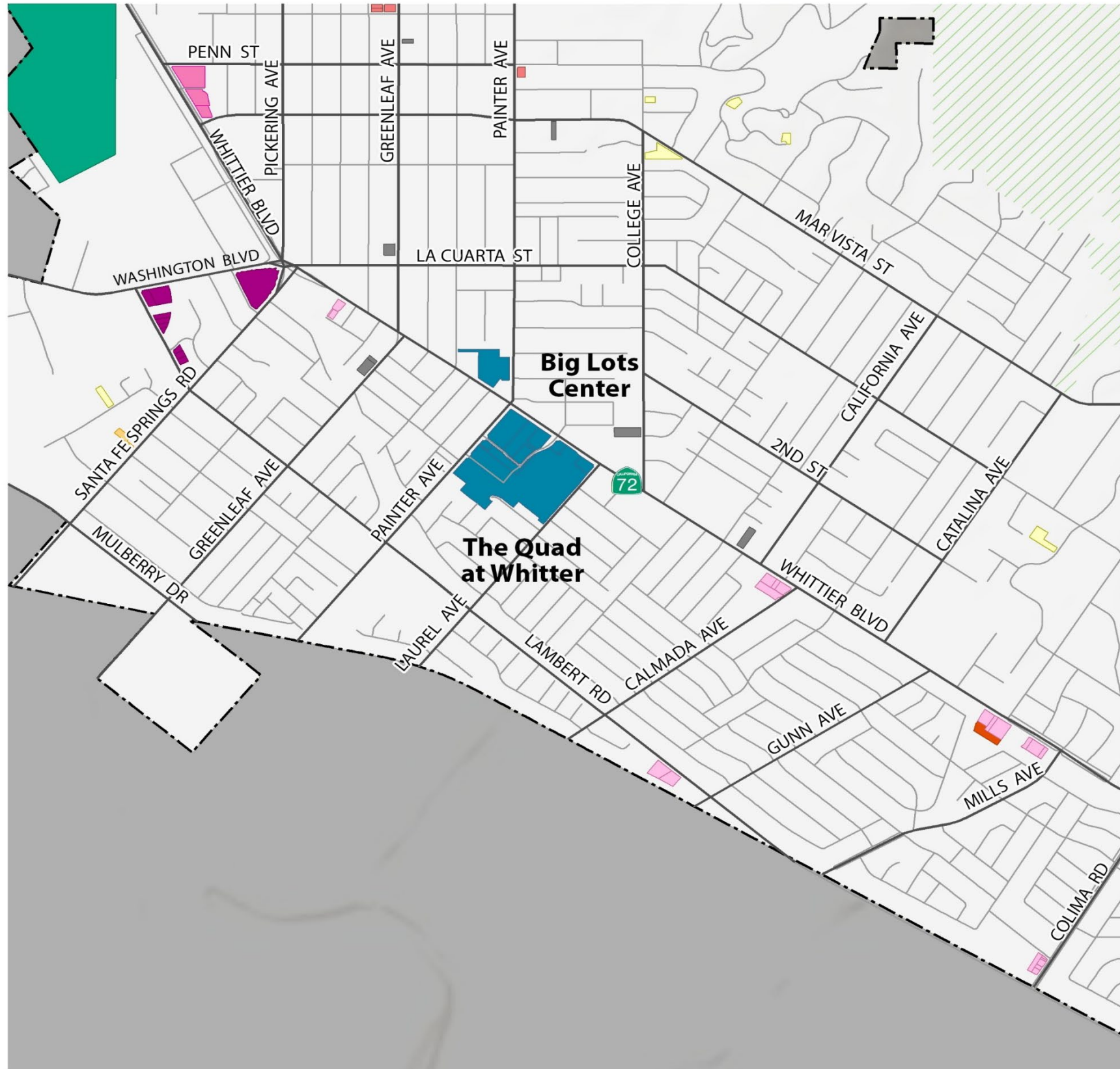


Figure 4.3

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

### Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

### Specific Plan Sites

Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space

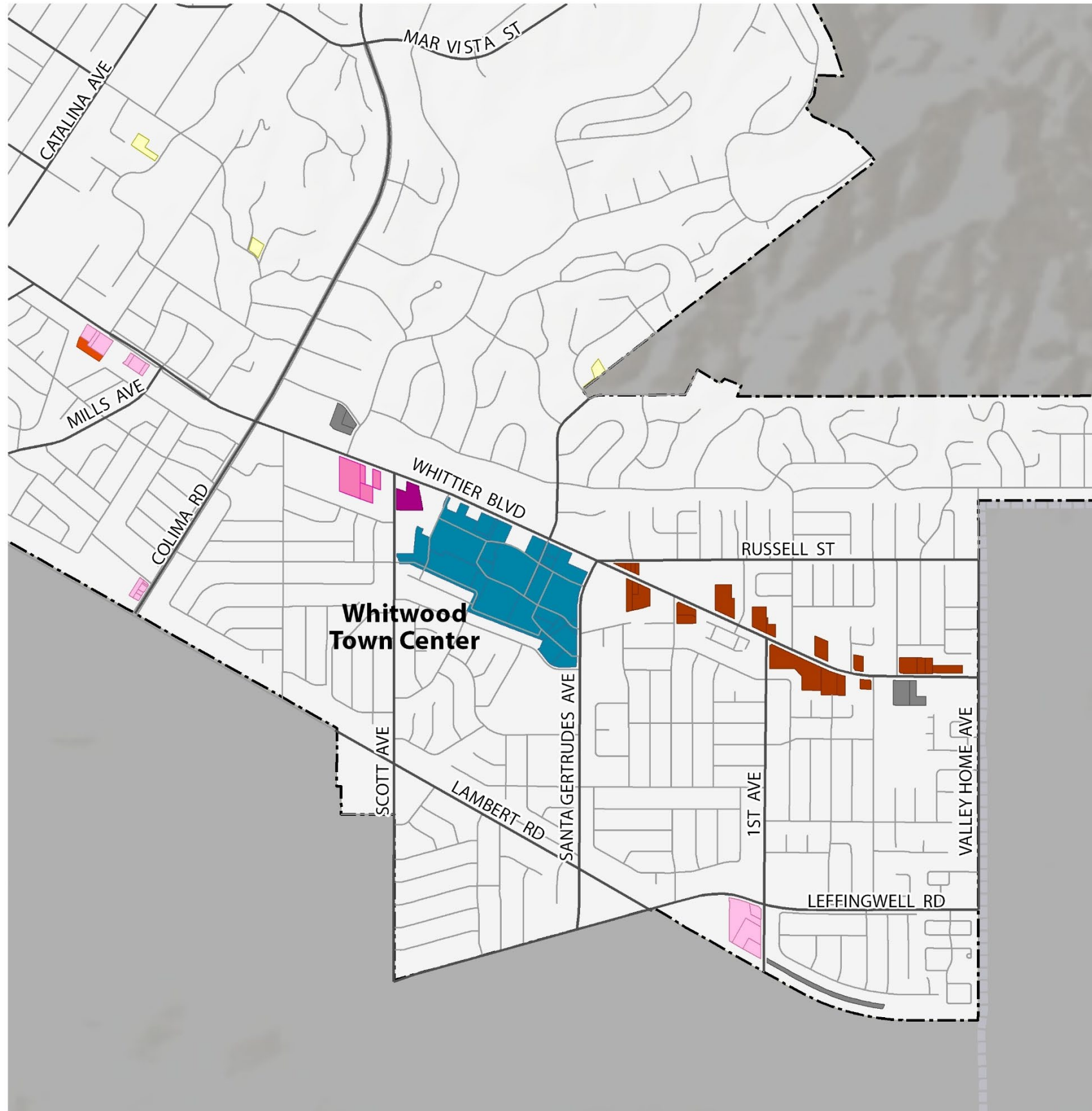


Figure 4.4

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

### Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

### Specific Plan Sites

Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space

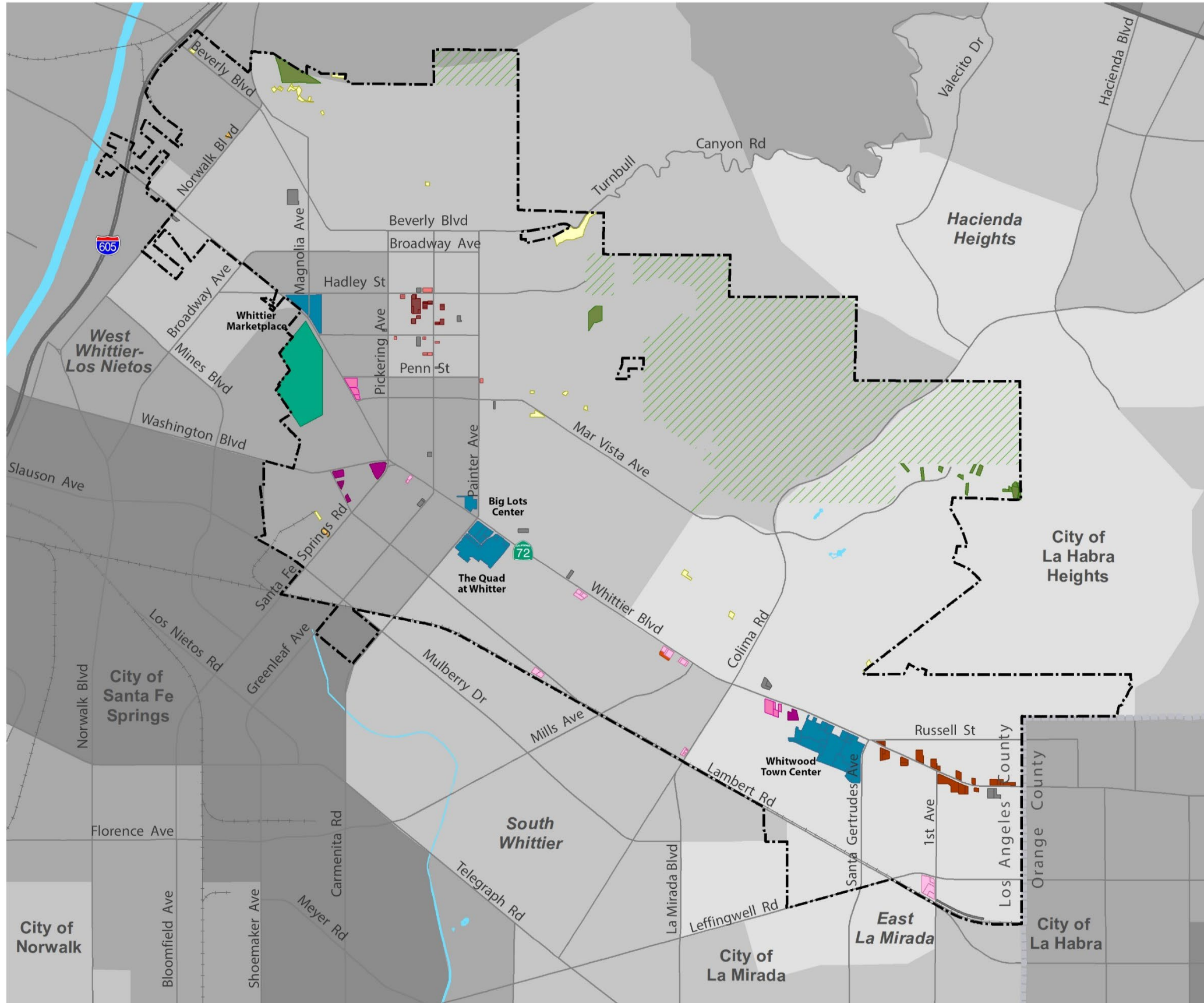


Figure 4.5

# AFFH Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City-Owned Sites
- Other Vacant/Underutilized Uptown SP Sites

### Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

### Specific Plan Sites

Lincoln Specific Plan

### TCAC Opportunity Areas (2021)

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource

Whittier City Boundary

Open Space



# 5. 2014-2021 housing element program accomplishments

This chapter analyzes program performance of the City of Whittier 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Whittier. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

The Department of Housing and Community Development determined that the housing element was in full compliance with state law. Following adoption in 2013, the City was tasked with following through on the commitments made in the more than two dozen housing programs. Following the evaluation table, the quantified objective performance is summarized.

| Table 5.1: 2014-2021 Program Accomplishments  |  |
|---|--|
| 2014-2021 Housing Element Program   | Status of Program Implementation   |
| <p><b>PROGRAM 1: CODE ENFORCEMENT</b><br/> <b>TIMELINE: ONGOING</b></p> <p>Continue to implement code enforcement activities to ensure full compliance with City ordinances. Address 250 properties annually.</p>   | <p>Since 2013-2014 the City has opened 11,480 code enforcement cases, issues 19,348 notices of violation, and issues 931 citations. The most common code violations include peeling paint, inoperable vehicles, outdoor storage, and overgrown, dead and dying vegetation.</p> <p>Code compliance and is an important City goal and this program is continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.</p>  |
| <p><b>PROGRAM 2: HOUSING REHABILITATION LOAN/GRANTS</b><br/> <b>TIMELINE: ANNUAL BASIS</b></p> <p>Issue 11 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.</p> | <p>The Housing Rehabilitation Program (CDBG and HOME funded) offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation of housing units. The Home Improvement Grant Program (HIGP) offers up to \$10,000 primarily for more limited rehabilitation.</p> <p>Since 2014 32 Housing Rehabilitation loans and 49 grants were awarded. In 2019 program changes were made to increase participation. This program will be continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.</p> <p>After the 2008 Housing Crisis, homeowners were far more reluctant to accept loans against their properties. The 2019 changes addressed this reluctance by reduced the loan interest rates to 0% and coupling each loan with \$12,500 grant. This changes significantly increase interest in the programs.</p> |
| <p><b>PROGRAM 3: MINOR HOME REPAIR GRANT</b><br/> <b>TIMELINE: ONGOING</b></p> <p>Issue 13 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.</p>                 | <p>The Minor Home Repair Grant Program (MHRG) (CDBG funded) is available to low-income families. It makes available grants of up to \$5,000 for minor home repairs including accessibility improvements for the disabled.</p> <p>Since 2014 the City has awarded 22 grants. This program will be continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.</p>   |
| <p><b>PROGRAM 4: HISTORIC PRESERVATION</b><br/> <b>TIMELINE: ONGOING</b></p> <p>Fund the Penn St/Comstock Ave project. Continue to issue Mills Act Contracts and certificate of appropriateness applications. Continue surveys to identify potential historic resources and buildings.</p>  | <p>The City of has four designated historic districts and has an ordinance and promotion material to encourage the use of Mills Act Contracts to preserve historic homes and buildings.</p> <p>The City has continued the Mills Act program and in 2016 repurposed a 114-year old structure as part of an affordable housing project at 7306 Comstock Avenue at Penn Street in the Uptown Whittier neighborhood with 9 moderate-income ownership units and 2 market-rate units.</p> <p>The Comstock/Penn project has been completed. A historic preservation program with modified actions related to Citywide historic preservation goals will be continued in the 2021-2029 Housing Element.</p>   |

**Table 5.1: 2014-2021 Program Accomplishments**

| 2014-2021 Housing Element Program  | Status of Program Implementation   |
|--|--|
| <p><b>PROGRAM 5: SPECIFIC PLANS</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue to implement specific plans to facilitate high quality infill residential development.</p>   | <p>The City of Whittier has developed specific plans to guide the development of key areas in the community according to new urbanist principles. The Lincoln Specific Plan was approved for Fred C. Nelles site and will allow up to 750 housing units on the site.</p> <p>As part of the 2021 General Plan update the City has rescinded the Whittier Boulevard and Whittwood Mall specific plans and has designated these areas for higher density residential or mixed-use development. The Uptown Specific Plan will remain in effect.</p> <p>Programmatic actions related to specific plan development and implantation will be continued in the 2021-2029 Housing Element to facilitate and offer flexibility for future housing development in on catalyst sites or areas such as the area around the rail station at the Gold Line Terminus.</p>  |
| <p><b>PROGRAM 6: FRED NELLES SITE</b><br/> <b>TIMELINE: 2014-2015</b><br/>                     Approve a specific project concept for the Nelles site and appropriate environmental clearance.</p>   | <p>In 2015 the City of Whittier adopted the Lincoln Specific Plan to provide an orderly and efficient development of the specific plan area. The Lincoln Specific Plan serves both planning and regulatory functions including land use regulations, circulation pattern, and development standards. Combined, these elements provide the necessary framework for the creation of a mixed-use, pedestrian friendly, and environmentally sensitive urban infill community. The Plan allows up to 750 housing units on the site.</p> <p>This program is fully implemented and is removed from the Housing Element.</p>   |
| <p><b>PROGRAM 7: SECOND UNITS</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue implementation and processing of second unit applications that are consistent with municipal code requirements.</p>                                  | <p>Since 2014, the City has permitted 110 second units with the pace of entitlement and construction accelerating at the end of the planning period.</p> <p>Due to the numerous changes to state laws regulating ADU development (previously known as second units), the City will adopt a revised ADU ordinance. This program is an important component of the City’s affordable housing strategy and will remain in the Housing Element with strengthened actions to promote development of ADUs.</p>  |
| <p><b>PROGRAM 8: HOUSING INCENTIVES</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue to implement housing incentives program (density bonus, modifications, and variances) and publicize such programs at the planning counter.</p> | <p>The City facilitates the construction of affordable and market rate housing through a variety of incentives that include a density bonus ordinance mirrored after state law, a minor modification ordinance, and a minor and major variance process. These processes have been successfully used to facilitate the construction of market rate and affordable projects such as the Gables, Summerland Terrace, Mosaic Gardens, and other projects.</p> <p>These housing incentive tools are essential in Whittier, where development opportunities are limited or more challenging due to the availability of land, existing uses, and parcel sizes. This program is continued in the 2021-2029 Housing Element with specific focus on large development projects such as mixed-use developments at the City’s major shopping centers or on City-owned property in the Uptown Specific Plan Area.</p> |

**Table 5.1: 2014-2021 Program Accomplishments**

| 2014-2021 Housing Element Program   | Status of Program Implementation  |
|---|---|
| <p><b>PROGRAM 9: LOT CONSOLIDATION</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects.</p> | <p>The City continues to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects. As an older, built out community, Whittier has an established urban form that consists of smaller lots, some of which are irregularly shaped. For new infill development to occur, lots often must be consolidated into larger parcels.</p> <p>The City will explore additional incentives for lot consolidation including but not limited to density increases. This program is continued in the 2021-2029 Housing Element.</p>   |
| <p><b>PROGRAM 10: NEIGHBORHOOD IMPROVEMENTS</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue monitoring, planning, and programming for public improvements that serve the community.</p>                     | <p>The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community.</p> <p>In the 2014-2021 planning period, new land was purchased to expand Lee Owens Park, which serves a lower-income community. The expanded park and new recirculating water feature opened in 2021. High profile publicly-funded City infrastructure projects and investments that are currently under construction include the \$14 million expansion and renovation of the Whittier Public library, the \$13 million 2.8-mile easterly extension to Orange County of the existing 4.5-mile Greenway Trail Class I bikeway and walking trail, and the \$13 million newly completed 351-car parking structure in Uptown Whittier.</p> <p>New development is required to provide for certain private and public site improvements as specified in the zoning code. Public improvements and facilities are addressed in the Mobility and Infrastructure Element of the new General Plan. To reduce redundancy, this program is removed from the Housing Element.</p> |
| <p><b>PROGRAM 11: INCLUSIONARY HOUSING</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Continue monitoring state proposed legislation and refine IHO as necessary to ensure compliance with state law.</p>           | <p>The City's inclusionary ordinance was suspended due to Palmer decision. City is considering re-establishment of Inclusionary Ordinance because of recent State legislation. The City will explore and evaluate reinstating an inclusionary housing requirement as a mechanism to increase the supply of affordable housing.</p> <p>An updated version of this program is continued in the 2021-2029 Housing Element and will include programmatic actions to explore adoption of an updated inclusionary and density bonus ordinance that is compliance with State Law and encourages development of affordable housing in the City.</p>   |



**Table 5.1: 2014-2021 Program Accomplishments**

| 2014-2021 Housing Element Program   | Status of Program Implementation  |
|---|---|
| <p><b>PROGRAM 12: ENERGY CONSERVATION</b><br/> <b>TIMELINE: ONGOING</b></p> <p>Continue to encourage energy conservation through the CalGreen Code, home rehabilitation loan program, and targeted growth strategy into specific plan areas.</p>  | <p>The City is dedicated to pursuing environmentally friendly policies, programs and services that expand on past initiatives to promote energy conservation efforts. Climate action policies are included in Resources Element of the new General Plan.</p> <p>In January of 2018 Whittier joined a local consortium, the Clean Power Alliance (CPA), to purchase wholesale electrical power for residents and businesses at competitive rates. Beginning February 2019, the CPA began servicing Whittier customers by purchasing electricity generated from renewable sources and delivering that electricity through the same Southern California Edison (SCE) power poles and power lines. Additionally, new housing projects will have conduits and electrical panels ready for easy installation of rooftop solar panels and EV chargers.</p> <p>An updated version of this program is continued in the 2021-2029 Housing Element and will include programmatic actions to ensure compliance with AB 2188 which requires local governments to adopt a solar ordinance by creating a streamlined permitting process.</p> |
| <p><b>PROGRAM 13: HOMEOWNERSHIP ASSISTANCE</b><br/> <b>TIMELINE: ONGOING AND ANNUAL BASIS</b></p> <p>Complete the Gables Project and allocate AHOP funds. Seek additional funding opportunities to expand homeownership assistance.</p>   | <p>The City's Affordable Home Ownership Program (AHOP) is a silent second loan program that allows moderate income households to purchase a designated home at an affordable first mortgage amount that has been fixed by a predetermined formula set by State Law. Affordable units are designated in certain new housing development projects. The City used this program to deed restrict 24 units at the Gables and 9 units at the Guilford Court projects for moderate income households. The City anticipates continued occasional resales of moderate-income affordable units at the Gables and Guilford Court projects to new moderate-income households.</p> <p>An updated version of this program is continued in the 2021-2029 Housing Element. The City anticipates creation of approximately 25 additional AHOP units on City-owned property in the Uptown Specific Plan Area. The Permanent Local Housing Allocation (PLHA) funding generated by SB2 recording fees is anticipated to fund 1-3 AHOP units every five years.</p>   |
| <p><b>PROGRAM 14: RENTAL HOUSING ASSISTANCE</b><br/> <b>TIMELINE: ONGOING</b></p> <p>Continue to allocate housing vouchers (LACDC). Promote the federal housing voucher program by providing brochures at the City planning counter, libraries, and other heavily traveled public places.</p> | <p>The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Currently 632 vouchers are in use in Whittier. The federally funded voucher program is subject to funding fluctuations that are out of the City's control.</p> <p>This program is continued in the 2021-2029 Housing Element with updated objectives to reflect current funding levels.</p>   |

**Table 5.1: 2014-2021 Program Accomplishments**

| 2014-2021 Housing Element Program  | Status of Program Implementation  |
|--|---|
| <p><b>PROGRAM 15: RESIDENTIAL CARE FACILITIES</b><br/> <b>TIMELINE: 2015-2016</b><br/>                     Revise definitions, as needed, for residential care facilities and family in the municipal code to comply with the most current provisions of State law. Continue to implement the reasonable accommodation ordinance.</p>  | <p>On November 9, 2005, the City of Whittier approved Ordinance No. 2864 (ZCA 05-002) amending the Municipal Code to streamline approval of large family daycare (more than 8, less than 14 children). On July 10, 2007, the City of Whittier approved Ordinance No. 2896 (ZCA 07-002(B)) amending the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to disabled and handicap persons.</p> <p>The City of Whittier revised the definition of “family” in 2008 but the definition of “family” still distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law.</p> <p>The City will revise the definitions of “residential care facility” and “family” to bring the Zoning Code into compliance with all current provisions contained within State law. This program is continued in the 2021-2029 Housing Element and will be grouped with other action items addressing governmental constraints to development of housing.</p> |
| <p><b>PROGRAM 16: HOUSING FOR DISABLED PEOPLE</b><br/> <b>TIMELINE: ANNUAL BASIS</b><br/>                     Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation.</p> | <p>The City continues to support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. The City solicits potential developers or service agencies as part of the annual HUD funding Action Plan process. The 2020 Annual Action Plan identifies HOME funds to assist with the acquisition and rehabilitation of rental housing and home improvement assistance for physically disabled households.</p> <p>An updated version of this program, combined with additional action items related to housing for special needs residents will be included in the 2021-2029 Housing Element.</p>  |
| <p><b>PROGRAM 17: FAIR HOUSING</b><br/> <b>TIMELINE: ONGOING</b><br/>                     Provide referrals to the Housing Rights Center and fair housing informational brochures at the public counter, senior center, and library.</p>   | <p>The City of Whittier contracts with the Housing Rights Center (HRC), the nation’s largest non-profit, civil rights organization dedicated to promoting and securing fair housing. During the 2014-2020 period, HRC has assisted approximately 922 Whittier residents with general housing inquiries. 2020 Annual Action Plan allocated \$10,000 to Housing Rights Center to provide landlord/tenant counseling and other fair housing services to Whittier.</p> <p>This program will be included in the 2021-2029 Housing Element and will reflect updated fair housing requirements in state law.</p>   |
| <p><b>PROGRAM 18: EMPLOYEE HOUSING</b><br/> <b>TIMELINE: 2014</b><br/>                     Make amendments to the Whittier Municipal Code to allow for employee housing serving six or fewer residents.</p>  | <p>This program has not yet been implemented. The City’s Affordable Home Ownership Program (AHOP) awards priority points for persons employed in the City of Whittier.</p> <p>This program be included in the 2021-2029 Housing Element as part of a larger program addressing land use policy changes.</p>   |

**Table 5.1: 2014-2021 Program Accomplishments**

| 2014-2021 Housing Element Program  | Status of Program Implementation  |
|--|---|
| <p><b>PROGRAM 19: HOUSING AT RISK OF CONVERSION</b><br/> <b>TIMELINE: ONGOING/2014 FOR PRESERVATION</b></p> <p>Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation. Preserve the affordability of Lutheran Towers for 55 years.</p>   | <p>The City assisted a housing developer in acquiring, rehabilitating, and preserving for a new 55-year affordability term 155 units at Whittier Towers, and 74 units at the William Penn Manor. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), a development for very low-income disabled residents, is subject to expiration of affordability restrictions.</p> <p>City staff continues to monitor the status of affordable housing rental units and for-sale units. An updated version of this program remains in the 2021-2029 Housing Element, as preservation of affordable housing is an important goal for the City.</p> |
| <p><b>PROGRAM 20: HOMELESS SERVICES</b><br/> <b>TIMELINE: 2015-2016</b></p> <p>Continue to support homeless services as funds are available. Amend the zoning code to allow transitional and permanent supportive in all zones allowing residential uses, subject to the same permitting process and standards required of residential uses in the same zone.</p>            | <p>The City allocates funding to Whittier Area First Day Coalition, The Whole Child, Women's and Children's Crisis Shelter, and Salvation Army to provide homeless person both shelter and services. City also approved a "Homeless Plan" with grant funding from Los Angeles County's Measure H. On February 23, 2010, the City of Whittier approved Ordinance No. 2948 (ZCA09-017) to comply with SB2 and permit emergency shelters as a matter of right in the M-zone.</p> <p>This program will remain in the 2021-2029 Housing Element and will be combined with additional action items addressing homeless resources.</p>   |
| <p><b>PROGRAM 21: HOUSING ADMINISTRATIVE CAPACITY</b><br/> <b>TIMELINE: ANNUAL BASIS</b></p> <p>Explore opportunities to transfer additional housing programs and responsibilities to the Housing Authority or other qualified entity. Annually review grants for housing, services, and infrastructure; periodically apply for grants subject to staffing availability.</p> | <p>The City relies on a variety of funding sources (CDBG, HOME, LMIHAF, and future PLHA) to implement housing and community development programs.</p> <p>Maintaining adequate levels of housing program administrative capacity is important to the City. A revised version of this program will remain in the Housing Element with an updated focus on maintaining administrative capacity and funding for housing programs.</p>   |
| <p><b>PROGRAM 22: HOUSING ELEMENT MONITORING PROGRAM</b><br/> <b>TIMELINE: ANNUAL BASIS</b></p> <p>Submit annual progress reports to HCD. Seek funding for housing programs. Report on completion of preservation of Lutheran Towers.</p>  | <p>Housing Element monitoring is a routine function of the City. The City tracks all housing projects and provides status updates through the Annual Housing Element Progress Report process. This program is folded into an adequate sites program addressing housing resources to meet the 2021 RHNA.</p>   |

As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation. Table 2 summarizes the quantified and compares the City's progress toward fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community.

| Table 2: Summary of 2014-2021 Quantified Objectives and Progress  |               |            |            |           |                |            |
|---|---------------|------------|------------|-----------|----------------|------------|
| Objectives  | Income Levels |            |            |           |                | Total      |
|   | Extremely Low | Very Low   | Low        | Moderate  | Above Moderate |            |
| Construction Objectives <sup>1</sup>  |               |            |            |           |                |            |
| Goal  | 114           | 114        | 135        | 146       | 369            | 878        |
| Progress  | 57 (25%)      |            | 30 (22%)   | 144 (99%) | 273 (74%)      | 505 (58%)  |
| Rehabilitation Objectives <sup>2</sup>  |               |            |            |           |                |            |
| Goal  | 31            | 76         | 84         | --        | --             | 191        |
| Progress  | 74 (39%)      |            |            | --        | --             | 74 (39%)   |
| Preservation Objectives <sup>3</sup>  |               |            |            |           |                |            |
| Goal  | 16            | 295        | 167        | --        | --             | 478        |
| Progress  | 16 (100%)     | 295 (100%) | 167 (100%) | --        | --             | 478 (100%) |
| Rental Assistance <sup>4</sup>  |               |            |            |           |                |            |
| Goal  | 821           |            |            | --        | --             | 821        |
| Progress  | 632 (77%)     |            |            | --        | --             | 632 (77%)  |
| <p>1. Housing construction goals refer to the provision of sites to address the 2014–2021 RHNA. Progress reflects units permitted as of the end of 2019. The City made significant progress toward its moderate- and above moderate- income construction goals but fell short for the lower-income construction goals.</p> <p>2. Housing rehabilitation goals are based on the objectives for the City's three home rehabilitation loan and grant programs. The City fell short of the objective due to the lack of a third party contractor to implement the Minor Home Repair Grant Program and in the wake of the 2008 housing crisis, a reluctance on the part of homeowners to encumber their properties with loans secured by deeds of trust.</p> <p>3. Housing preservation goals refer to the preservation of the Lutheran Towers and monitoring activities for the all at-risk units. The City made significant progress towards the preservation objective. City assisted a housing developer in acquiring, rehabilitating, and preserving for new 55-year affordability term 155 units at Whittier Towers, and 74 units at the William Penn Manor. No at-risk units were lost during the planning period.</p> <p>4. Rental assistance goals refer to the annual number of housing choice vouchers issued by the County of Los Angeles Housing Authority. While the number of vouchers currently in use in Whittier is 77 percent of the identified goal, the federally funded voucher program is subject to funding fluctuations that are beyond the City's control.</p> |               |            |            |           |                |            |

## 6. housing plan

This Housing Plan's goals, policies, and programs have been established to address housing issues in Whittier and to meet State law housing requirements. Whittier's housing plan is a statement of the community's goals and policies relative to housing production, rehabilitation, conservation, and assistance for residents in Whittier. The programs consist of existing programs, programs that have been modified based on what has been learned over the past few years, and new programs designed to address new priorities, needs of the community, or new State law. The Plan is informed by recent community input, the housing needs assessment (Section 2), housing constraints analysis (Section 3), housing resources analysis (Section 4), and the review of program accomplishments for the previous (2014-2021) Housing Element (Section 5).

To make adequate provision for the housing needs of people all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate Whittier's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households including facilitating the creation of accessory dwelling units.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability and affirmatively further fair housing.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. While all programs list specific action to be undertaken, only key programs include quantified objectives. A summary of quantified objectives is included following the program descriptions.

## goals and policies

- 
- **Goal 1:** Encourage a variety of housing types to meet the existing and future needs of City residents.

- HE- 1: Implement land use policies and standards that allow for a range of residential densities and products that will provide households of all types and income levels the opportunity to find suitable ownership or rental housing.
- HE-1.2: Encourage residential development in key areas, L Line transit oriented district, Uptown, and along Lambert Road and Whittier Boulevard corridors, to create active, enlivened destinations and centers that encourage transit use, improve walkability, while providing housing for all income levels and a diversity of housing types.
- HE-1.3: Encourage infill development and recycling of land to provide adequate residential sites.
- HE-1.4: Support the assembly of small vacant or underutilized parcels to enhance the feasibility of infill development.
- HE-1.5: Facilitate the development of accessory dwelling units on residential properties citywide.
- HE-1.6 : In meeting housing needs, preserve important aspects of Whittier, including hillsides and historic resources, sensitive habitat, and other distinctive features.

---

▪ **Goal 2: Assist in the development of adequate housing and provide resources to meet the needs of low- and moderate-income and special needs households.**

- HE-2.1: Facilitate housing development affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.
- HE-2.2: Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large households, single parents, persons with disabilities, extremely low-income persons, and persons experiencing homelessness.
- HE-2.3: Encourage the use of the community benefits program to provide more affordable housing units throughout Whittier.
- HE-2.4: Encourage the inclusion of housing affordable to lower-income households when reviewing proposals for new housing developments.
- HE-2.5: Support regional efforts to develop affordable housing and address homelessness.
- HE-2.6: Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

---

▪ **Goal 3: Address and where legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.**

- HE-3.1: Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of state and local laws.
- HE-3.2: Review, if necessary and approved by the City Council, adjust any departmental processing procedures and residential fees related to rehabilitation and construction if they are determined to constrain housing development.
- HE-3.3: Use the community benefit program, density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.
- HE-3.4: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
- HE-3.5: Facilitate coordination between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.
- HE-3.6: Encourage energy conservation and sustainable building measures in new and existing homes through adherence to the California Green Building Code.

---

▪ **Goal 4: Conserve and improve the conditions of neighborhoods and existing housing, especially affordable housing.**

- HE-4.1: Assist in the conservation and preservation of all affordable housing units, including mobile home parks and subsidized housing, and especially those at risk of converting to market rate housing.
- HE-4.2: Pursue comprehensive neighborhood preservation and reinvestment strategies for portions of the community with aging and deteriorating housing and infrastructure.
- HE-4.3: Leverage State and federal loans and grants to assist in preserving existing housing and rehabilitating unsound housing structures, particularly in the Disadvantaged communities within Whittier.
- HE-4.4: Encourage development and long-range planning that uses compact urban forms that foster connectivity, walkability, bikability, and the uses of other alternative transportation modes.
- HE-4.5: Maintain a variety of distinctive amenities (landscape, trees, urban design, parks, etc.) that provide and enhance the beauty, identity, and form of the City's districts and residential neighborhoods.
- HE-4.6: Encourage conservation and preservation of houses that have historical significance.

---

▪ **Goal 5: Promote and affirmatively further fair housing opportunities and promote housing throughout the community for all.**

- HE-5.1: Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.
  - HE-5.2: Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons.
  - HE-5.3: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to agencies that enforce fair housing.
  - HE-5.4: Ensure that persons with disabilities have adequate access to housing by providing flexibility in the City’s zoning and land use regulations, policies, and practices when needed to provide an individual(s) with a disability an equal opportunity to use a dwelling(s).
  - HE-5.5: Facilitate increased participation among traditionally underrepresented groups and Environmental Justice neighborhood residents’ in the public decision-making process.
  - HE-5.6: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.
- 

## implementing programs

The programs below identify the actions that will be taken to make sites available during the planning period with appropriate land use and development standards and with services/facilities to accommodate the City’s share of regional housing need for each income level. The programs also address identified housing issues in Whittier and approaches to meet state law housing requirements. Program numbers reference corresponding goals listed above.

### **PROGRAM 1.1: ADEQUATE SITES**

The City of Whittier has a RHNA allocation requirement of 3,429 units. After accounting for permitted or approved units in the City’s site inventory, the City has a remaining RHNA of 2,885 units for the 2021-2029 RHNA planning period. The City anticipates that it will be able to meet nearly half the RHNA with approved projects, proposed projects, and a variety of vacant and underutilized land. There is an identified RHNA shortfall of 1,675 units. To address the shortfall, the City has identified various potential sites that, while appropriate for redevelopment and intensification, require a zone change(s) to facilitate residential development. Once appropriate land use and zoning actions are taken, the City can adequately accommodate the remaining RHNA.

The RHNA shortfall to be addressed for the 2021-2029 planning period is 813 units in the very low- income category, 222 units in the low-income category, 479 units in the moderate-income category, and 161 in the above moderate-income category. The City will make available sites to accommodate the RHNA shortfall by:

- Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) (0.85 acres identified in



the sites inventory) and High Density Residential Development (HDR, 25.1-35 du/ac density) (18.25 acres identified in the sites inventory).

- Adopt implementing zoning districts and development standards for three Mixed-Use General Plan designations that will allow residential development at:
  - 20-30 du/ac in the Mixed-Use 1 designation (13.15 acres identified in the sites inventory)
  - 25-40 du/ac in the Mixed-Use 2 designation (8.02 acres identified in the sites inventory)
  - 25-40 du/ac and up to 60 du/ac with community benefits provided in the Mixed-Use 3 designation (9.06 acres identified in the sites inventory)
- Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) (0.85 acres identified in the sites inventory) and High Density Residential Development (HDR, 25.1-35 du/ac density) (18.25 acres identified in the sites inventory).
- Add a residential component to four key commercial centers by re-designating the Whittwood Town Center (52.4 acres included in the sites inventory), the Quad at Whittier Center (30.8 acres included in the sites inventory), Big Lots Shopping Center (3.64 acres in the sites inventory), and the Whittier Marketplace (14.9 acres in the sites inventory) from Specific Plan to Mixed-Use 3 (25-40 du/ac and up to 60 du/ac with community benefits provided).

The shortfall units in the very low- and low-income categories are subject to the requirements of AB 1233 (Government Code Section 65584.09). This requires that sites rezoned to accommodate the lower-income RHNA shortfall allow owner-occupied and rental multifamily residential uses by right (applies only to developments that include at least 20 percent of the units affordable to lower-income households). Also, a site must have capacity for at least 16 units at a density of at least 20 units per acre. The rezoning will be completed within three years of Housing Element adoption. Sites to be rezoned, listed in the sites inventory table in this document's appendices, have an identified total realistic capacity for 3,801 units (exceeding the RHNA shortfall of 1,675 units).

The City will continue to facilitate redevelopment of underutilized sites through outreach methods to the development community by providing an updated inventory that would be available on the City's website throughout the 2021-2029 planning cycle. This information will be available to interested developers as residential opportunity sites. The City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA.

The City of Whittier is not responsible for the actual construction of housing units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the adoption of the Envision Whittier General Plan, and the revision of the Whittier Municipal Code to encourage the construction of various types of units.

**Funding Source:** *General Fund (staff time) and General Plan Update fees*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Rezoning actions within three years of Housing Element adoption; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process*

### **PROGRAM 1.2: NO NET LOSS**

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period.

The City will evaluate future residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

**Funding Source:** *General Fund (staff time) and application fees*

**Responsible Party:** *Community Development Department*

**Timeframe:** *Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations*

### **PROGRAM 1.3: LAND USE POLICY CHANGES**

Amend the Title 18 of the Whittier Municipal Code to:

- Reflect the residential zones and their development standards as presented in the Land Use and Community Character Element. Ensure residential zones' development standards are not considered to be a constraint to the development of affordable housing.
- Create new zones and development standards to implement the General Plan including three Mixed-Use designations.
- Require by-right approval of housing development that include at least 20 percent of the units as housing affordable to lower-income households, pursuant to AB 1397. These provisions will apply to sites being used to meet the sixth cycle RHNA that were sites previously identified in the fourth and fifth cycle Housing Elements as housing sites. These "reuse" sites are specifically identified in the inventory (see Appendices).
- Include Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101.
- Allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.
- Require that employee housing, including agricultural employees, be treated like any other residential use in the same zone consistent with the Employee Housing Act.
- More clearly state where and how SROs are allowed.
- Allow foundational mobile and manufactured homes in residential districts where single-family dwellings are permitted by right.
- Ensure the definitions in the Whittier Municipal Code do not distinguish the personal characteristics of persons with disabilities. Each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability.

**Funding Source:** *General Fund*

**Responsible Party:** *Community Development Department*

**Timeframe:** *Amend the Zoning Code within three years of Element adoption*

### **PROGRAM 1.4: ACCESSORY DWELLING UNITS**

The City will revise its ordinance to address recent State laws regulating ADU development. In addition, the City will:

- Create and maintain a set of permit ready, pre-approved building plans to support ADU development and streamline the plan check process for ADUs.
- Create a process for property owners to bring unpermitted ADUs up to code.
- Consider reducing development fees for ADUs.
- Consider creating a one-stop assistance center for homeowners interested in developing an ADU.
- Develop a public outreach program encouraging ADU development, including advertising ADU development opportunities on the City’s website, in local newspapers, in local utility bills, and at various community centers, including the public library.
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

**Funding Source:** *General Fund, State grants*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Adopt ordinance within two years of Element adoption; ongoing ADU development support*  
**Quantified Objective:** *621 ADUs during the planning period (this objective is a subset of and not in addition to the Quantified Objective for Program 1.X: Adequate Sites)*

**PROGRAM 1.5: HOUSING INCENTIVES**

Use the City’s toolkit of housing incentives programs to facilitate the construction of affordable and market rate housing products. These include a density bonus ordinance mirrored after state law, a minor modification ordinance, and a minor and major variance process. Provide specific focus on large development projects such as mixed-use developments at the City’s major shopping centers and on City-owned property in the Uptown Specific Plan area. Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*

**PROGRAM 1.6: DENSITY BONUS ORDINANCE**

Revise the Density Bonus Ordinance to address recent changes to State law.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Revise the density bonus ordinance within two years of Housing Element adoption; Ongoing*

**PROGRAM 1.7: SPECIFIC PLANS AND PLANNED UNIT DEVELOPMENTS**

Encourage the use of Specific Plans and Planned Unit Developments to facilitate high quality infill residential development on catalyst sites or areas such as the L Line Station and to encourage coherent, visually attractive, and integrated neighborhoods. Consider providing density incentives for Specific Plans and Planned Unit Developments providing affordable or special needs housing. Require that the distribution of land uses, infrastructure requirements, and implementation measures are consistent with the General Plan and the City’s development goals and needs.

**Funding Source:** General Fund  
**Responsible Party:** Community Development Department  
**Timeframe:** Ongoing

### **PROGRAM 2.1: INCLUSIONARY HOUSING**

Explore re-establishing the inclusionary housing requirements (Ordinance 2910) as a mechanism to increase the supply of affordable housing throughout Whittier. If re-established, review and revise, as needed, the former inclusionary housing requirements (Ordinance 2910) to ensure consistency with State law.

**Funding Source:** General Fund  
**Responsible Party:** Community Development Department  
**Timeframe:** Evaluate feasibility of re-establishing the inclusionary ordinance's requirements within one year of Housing Element adoption; If the Inclusionary Ordinance requires updating, develop for possible adoption within three years of Element adoption.

### **PROGRAM 2.2: DEVELOPMENT AGREEMENTS**

Explore the establishment of a Development Agreement program that would require development agreements for projects that meet specific size, location, or other criteria. Use development agreements to include affordable housing and/or special needs housing units in projects in exchange for financial or regulatory benefits from the City.

**Funding Source:** General Fund  
**Responsible Party:** Community Development Department  
**Timeframe:** Evaluate feasibility of a development agreement program within two year of Housing Element adoption.

### **PROGRAM 2.3: SPECIAL NEEDS HOUSING**

Provide housing opportunities to meet the needs of special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

Expand incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. Provide additional regulatory incentives and concessions to projects targeted for special needs groups.

Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.

Encourage developers of single-family dwellings to incorporate universal design and/or “visitability” improvements.

**Funding Source:** Community Development Department budget (staff time) and other sources, as available  
**Responsible Party:** Community Development Department  
**Timeframe:** Ongoing

#### **PROGRAM 2.4: AFFORDABLE HOUSING TECHNICAL ASSISTANCE**

- Encourage multifamily housing development with affordability components at key catalyst sites and near transit routes, and the L Line station.
- Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.
- Consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Quantified Objective:** *Assist 2 affordable housing projects*

#### **PROGRAM 2.5: HOMEOWNERSHIP ASSISTANCE**

Continue to implement the Affordable Home Ownership Program (AHOP), silent second loan program allowing moderate-income households to purchase a designated home at an affordable first mortgage amount, which has been fixed by a predetermined formula set by State law.

Continue to implement the Permanent Local Housing Allocation (PLHA) using SB2 recording fees funding.

**Funding Source:** *Low and Moderate Income Housing Asset Fund (LMIHAF), as permitted by law; SB2 recording fees*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Assist 25 households. Assist 1 to 3 AHOP units every five years, using SB2 funds.*

#### **PROGRAM 2.6: ADDRESS HOMELESSNESS**

- Continue to support, through funding and cooperative efforts, nonprofit organizations, such as the Salvation Army – Navigation Center and Transitional Living Center and Los Angeles Homeless Service Authority (LAHSA) to provide a variety of services to the homeless and prevention of homelessness in the community.
- Allocate funds to service providers and other non-profit organizations who aid residents experiencing homelessness as part of the City’s Social Service Commission Funding, PLHA, LMIHAF and annual Action Plan for the City’s HUD entitlement funding.
- Implement the City’s 2018-2021 Homeless Plan, which includes the following goals:
  - Support local and regional coordination among the city, service providers and key stakeholders around housing and supportive services.
  - Assist in increasing public awareness of the issues of homelessness.
  - Ensure city policies support appropriate shelter capacity and affordable housing stock.
  - Ensure the efficient use of existing homeless prevention resources and explore ways to enhance the coordination, utilization, and efficacy of prevention resources.
- Update the City’s 2018-2021 Homeless Plan.
- Comply with the Orange County Catholic Workers settlement agreement to construct a navigation center to serve up to 60 percent of the number of persons experiencing homelessness in Whittier as identified in the 2019 point-in-time count. Under the terms of the settlement, once a shelter is

operational, the City will resume enforcement of park curfew, anti-camping and other quality of life ordinances.

**Funding Source:** *General Fund*  
**Responsible Party:** *Parks Recreation Community Services Department, Community Development Department, City Manager's Office*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Assist 1,200 persons experiencing homelessness as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021 (Assist 145 persons); Update the Homeless Plan in 2022.*

**PROGRAM 3.1: LOT CONSOLIDATION**

Continue to encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites through provisions in the Zoning Code. Consider additional incentives and subsidies to support this program. Consider lot consolidation as one of the types of benefits eligible for additional density through the Community Benefit program. Promote the program at City Hall and on the City's website.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*

**PROGRAM 3.2: DEVELOPMENT PROCESS STREAMLINING**

Continue to monitor permit processing times and investigate ways to continue to streamline the process. Continue to digitize information, including building permits, to better understand timelines.

As of August 6, 2020, HCD determined that the City of Whittier was subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Whittier and provides SB 35 eligibility information.

**Funding Source:** *General Fund; grants*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing; SB 35 informational material within three years of Housing Element adoption*

**PROGRAM 3.3: OBJECTIVE DESIGN STANDARDS**

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design.

**Funding Source:** *General Funds; grants*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Within three years of Housing Element adoption*

**PROGRAM 3.4: PLANNING AND DEVELOPMENT FEES**

Continue to conduct regular reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. Pursue additional streamlining opportunities to minimize costs for services as well as those assumed by the project applicant.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing; annual review of fees*

**PROGRAM 3.5: UPTOWN SPECIFIC PLAN**

Review, and adjust if needed, development standards in the Uptown Whittier Specific Plan to ensure that standards in the Plan are appropriate to encourage infill development and redevelopment of land at appropriate densities in Uptown Whittier.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Review of Specific Plan within three years of Housing Element adoption; Any needed revision to be completed within one year of review.*

**PROGRAM 3.6: SPECIAL NEEDS HOUSING LAW**

Revise the Zoning Ordinance to make any necessary changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Within three years of Housing Element adoption*

**PROGRAM 3.7: DEFINITION OF “RESIDENTIAL CARE FACILITIES” and “FAMILY”**

Evaluate the Zoning Ordinance definition of “residential care facilities” and “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory. Modify/replace the definition as appropriate.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Within three years of Housing Element adoption*

**PROGRAM 3.8: NON-GOVERNMENTAL CONSTRAINTS**

Continue to monitor and evaluate development standards and advances in financing methodology, land acquisition, and housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*

#### **PROGRAM 4.1: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS**

Based on City records and information from the California Housing Partnership Corporation, in the next ten years (2021-2031), one senior, multiple family development, Whittier Springs, 13 units, a development for very low-income disabled residents is subject to expiration of affordability restrictions.

City staff will be prepared to provide technical assistance to owners, tenants, and non-profit housing corporation buyers of existing subsidized low-income housing complexes to extend subsidy contracts and/or find government financing for acquisition of affordable rental units. If conversion of a subsidized complex or other affordable housing to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, first right of refusal, and conversion procedures. The City will also provide tenants information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority and other affordable housing opportunities.

**Funding Source:** CDBG, HOME, PLHA, LMIHAF  
**Responsible Party:** Community Development Department  
**Timeframe:** Ongoing  
**Quantified Objective:** Preserve the City's stock of affordable housing (481 units) through the planning period (as shown in the Housing Needs Assessment)

#### **PROGRAM 4.2: HOUSING CHOICE VOUCHERS (SECTION 8)**

- Continue the partnership with the Los Angeles County Development Corporation (LACDA) and the County Housing Authority to administer the Housing Choice Voucher (Section 8) rental assistance program. Support additional Housing Choice Vouchers in the community, and encourage rental property owners to rent to Housing Choice Voucher holders and register their units with the LACDA.
- Affirmatively market and promote the use of Housing Choice Vouchers in high opportunity areas.
- Advertise and encourage landlords in Whittier to participate in the Homeless Incentive Program run by LACDA, which provides financial support for property owners who rent to homeless Section 8 voucher holders.
- Continue to monitor the number of residents accessing the Housing Choice Voucher program, households on the wait list, and units available for rent. Direct interested residents to the County website and continue to provide information on the program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).

**Funding Source:** U.S. Department of Housing and Urban Development (HUD)  
**Responsible Party:** Community Development Department in coordination with LACDA  
**Timeframe:** Ongoing  
**Quantified Objective:** Preservation of 632 vouchers currently in use in Whittier

#### **PROGRAM 4.3: ENERGY CONSERVATION**

- Support the incorporation of sustainable practices in the construction, rehabilitation, and maintenance of housing in the community.
- Continue to encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.



- Provide information on available home loan programs and encourage residents to use the programs to implement energy efficient design.
- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.
- Continue to implement the solar ordinance.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*

**PROGRAM 4.4: HISTORIC PRESERVATION**

Continue to issue Mills Act Contracts and certificate of appropriateness applications. Continue historic resource evaluations for individual properties as needed to identify potential historic resources and buildings and encourage the preservation of historic homes and buildings through the City’s ordinance and promotion material. As funding permits, pursue historic preservation projects.

**Funding Source:** *General Fund HOME, WHA funds*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*

**PROGRAM 4.5: CODE ENFORCEMENT**

Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Targets areas of concentrated rehabilitation needs (including the Environmental Justice communities), results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents. Refer property owners with compliance needs to the City’s programs for rehabilitation assistance.

**Funding Source:** *General Fund, CDBG*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *1,450 housing units inspected for code violations and corrective action (175 residential properties in CDBG target areas annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)*

**PROGRAM 4.6: HOUSING REHABILITATION LOAN/GRANTS PROGRAMS**

Continue to use the Rehabilitation Loan and Grant programs to provide loan and grant assistance to income eligible households to promote the improvement, rehabilitation and/or the preservation of housing units. Seek funding to augment the loan/grant program and publicize availability.

**Funding Source:** *CDBG and HOME*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *100 home rehabilitation loans/grants (17 loans/grants as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)*

#### **PROGRAM 4.7: MINOR HOME REPAIR GRANT**

Continue to administer Minor Home Repair Grant and Minor Home Modification Grant programs to assist low-income households. The former program focuses on minor home improvements, while the latter program focuses on accessibility improvements such as exterior ramps, grab bars, and other accessibility improvements. Seek funding to augment the loan/grant program and publicize availability.

**Funding Source:** CDBG  
**Responsible Party:** Community Development Department  
**Timeframe:** Ongoing  
**Quantified Objective:** 125 Minor Home Repair Grants (15 grants annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)

#### **PROGRAM 4.8: NEIGHBORHOOD IMPROVEMENT**

Use the capital improvement program to pursue infrastructure and capital improvement projects for the benefit of existing and future housing. Prioritize street and infrastructure improvement projects to benefit high-need areas, including Environmental Justice communities.

**Funding Source:** General Fund, Impact Fees, CDBG  
**Responsible Party:** Public Works Department, Community Development Department  
**Timeframe:** Ongoing

#### **PROGRAM 4.9: HOUSING ADMINISTRATIVE CAPACITY**

- Regularly seek funding opportunities to maintain and/or enhance housing administrative services and funding for housing programs, including grants.
- Continue to work with CDBG, HOME, LMIHAF, and future PLHA to implement both housing and community development programs.

**Funding Source:** General Fund, LMIHAF.  
**Responsible Party:** Community Development Department  
**Timeframe:** Ongoing

#### **PROGRAM 4.10: WATER AND SEWER SERVICE PROVIDERS**

Submit the adopted Housing Element to all water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7, and coordinate with relevant contacts regarding their review and input. Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households. The concern for the City is capacity for water and sewer.

**Funding Source:** General Fund  
**Responsible Party:** Public Works Department, Community Development Department  
**Timeframe:** Within 30 days of adoption of Element; coordination - ongoing

#### **PROGRAM 5.1: AFFIRMATIVELY FURTHERING FAIR HOUSING**

Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will:

- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City’s web site and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library.
- Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Continue to contract with and refer fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations and on the City’s website.
- Continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input. Focus on improving communication with residents and businesses in the Environmental Justice communities.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements.
- Conduct public meetings at suitable times, accessible to Environmental Justice communities’ residents, persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.
- Actively recruit residents from underserved neighborhoods, including the Environmental Justice communities, to participate on committees to address affordable housing needs and homelessness.

**Funding Source:** *General*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Provide fair housing services to 1,245 households (150 households annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)*

## summary of quantified objectives

Table HE-1 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, only key programs include quantified objectives. The objectives are aggregated from the programs that indicate quantified objectives and are grouped under three categories as indicated in State Housing Element law and numbered below. Not included in Table x is an additional 3,900 persons or households (depending on the program) who will be assisted under the homeownership assistance, homeless assistance, code enforcement and fair housing programs.

1. The Construction Objective represents the City’s remaining (after counting as credit the units with approved or issued permits) 2021-2029 RHNA of 2,885 units.
2. The Rehabilitation Objective represents objectives for the Housing Rehabilitation Loans/Grants (objective split between the very low- and low-income categories) and Minor Home Repair grants programs (objective split between the very low-, low-, and moderate-income categories).

3. The Conservation/Preservation objective refers to the preservation of 481 units of affordable housing and the maintenance of the current level of assistance (632 vouchers) through the Housing Choice (formerly Section 8) Voucher program from the Los Angeles County Development Authority (LACDA) (both objective split between the very low- and low-income categories).

| <b>Table 6.1: Quantified Objectives</b>  |   |   |   |   |              |
|--|---|---|---|---|--------------|
| <b>Objectives</b>  | <b>Income Levels</b>  |   |   |   | <b>Total</b> |
|  | <b>Extremely/<br/>Very Low-<br/>Income (0-<br/>50% AMI)</b> | <b>Low-<br/>Income<br/>(50-80%<br/>AMI)</b> | <b>Moderate-<br/>Income<br/>(80-120%<br/>AMI)</b> | <b>Above<br/>Moderate-<br/>Income<br/>(120%+<br/>AMI)</b> |              |
| 1. Construction Objective *  | 1,025   | 537   | 556   | 767   | 2,885        |
| 2. Rehabilitation Objective  | 50  | 112   | 63  | --  | 225          |
| 3. Conservation/ Preservation Objective  | 1,113   |   | --  | --  | 1,113        |
| <b>Total</b>   | 2,837   |   | 619   | 767   | 4,223        |
| *Note: The City of Whittier is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the implementation of General Plan policies, Zoning Code revision and implementation, and/or incentives to encourage the construction of various types of units. |   |   |   |   |              |



## Housing Element Appendix

*This page intentionally left blank.*

# acronyms<sup>1</sup>

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. The most used acronyms (and their definitions) are included below.

## **AFFH - Affirmatively Furthering Fair Housing**

Refers to the 1968 Fair Housing Act's obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability, or familial status.

## **AI - Analysis of Impediments**

A review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts.

## **AMI - Area Median Income**

The Area Median Income (AMI) is the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. Related to housing policy, the U.S. Department of Housing and Urban Development (HUD) and California Housing and Community Development Department both define and release income thresholds every year, by household size, that determines eligibility for affordable housing.

## **CDBG - Community Development Block Grant**

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) that provides federal grants directly to larger urban cities and counties for activities that benefit low- and moderate-income individuals, eliminate blight, or address a serious and immediate threat to public health and welfare. States distribute CDBG funds to smaller cities and towns. Grant amounts are determined by a formula based upon need.

## **CEQA - California Environmental Quality Act**

A state law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before taking action on the proposed project.

## **CHAS - Comprehensive Housing Affordability Strategy**

A plan prepared by state or local agencies as a prerequisite for receiving assistance under certain U.S. Department of Housing and Urban Development (HUD) programs.

---

<sup>1</sup> Source(s): [https://www.ca-ilg.org/sites/main/files/file-attachments/2007 - housing\\_acronyms.pdf](https://www.ca-ilg.org/sites/main/files/file-attachments/2007_-_housing_acronyms.pdf); <https://scag.ca.gov/about-us>; <https://www.ncsha.org/advocacy-issues/housing-bonds/>; [https://archives.huduser.gov/portal/glossary/glossary\\_a.html](https://archives.huduser.gov/portal/glossary/glossary_a.html); <https://www.huduser.gov/portal/datasets/il.html>

**COG - Council of Governments**

A single or multicounty entity created by a joint powers agreement. COGs are responsible for determining the share of the regional need for housing for each of the counties and cities within the COG's region. In most cases, the COG also serves as the Regional Transportation Planning Agency (RTPA) responsible for preparing regional transportation plans and expenditure programs.

**HCD - California Department of Housing and Community Development**

A state agency that administers state housing programs. HCD also administers the federal HOME and CDBG programs on behalf of jurisdictions that are not directly assisted by HUD.

**HUD - U.S. Department of Housing and Urban Development**

A federal, cabinet-level department responsible for overseeing, implementing, and administering U.S. government housing and urban development programs.

**LIHTC - Low Income Housing Tax Credit Program**

A federal housing subsidy program that gives tax credits or reductions in federal income tax liability as incentives for investment in affordable housing projects. The owners of LIHTC projects receive tax credits each year for 10 years. The program is often used by limited partnerships made up of nonprofit developers that build and manage the projects (general partners) and for-profit passive investors (limited partners) who receive shares of the project's tax credits. The federal government allocates tax credit amounts to states based on population. In California, tax credits are awarded by the California Tax Credit Allocation Committee (CTCAC) in the State Treasurer's Office.

**MRB - Mortgage Revenue Bonds**

A mortgage revenue bond (MRB) is a type of municipal tax-exempt bond issued by state and local governments through housing finance agencies to help finance low- and moderate-income housing for first-time qualifying homebuyers. MRB mortgages are generally restricted to first-time homebuyers who earn no more than the area median income (AMI).

**RHNA - Regional Housing Needs Assessment**

A determination by a council of governments (COG) (or by the California Department of Housing and Community Development [HCD]) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's housing element of the general plan.

**SCAG - Southern California Association of Governments**

SCAG is a Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under state law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles.

**SRO - Single Room Occupancy**

A type of residential hotel offering one-room units for long-term occupancy by one or two people. SROs may have a kitchen or bath facilities (but not both) in the room. In most locations, SROs are the lowest cost type of standard permanent housing.



**TOD - Transit-Oriented Development**

Moderate to higher-density development, located within easy walk of a major transit stop. TOD generally has a mix of residential, employment, and shopping opportunities designed for pedestrians. TOD can be

## Whittier Housing Element Stakeholder/Interested Parties

| Company/Organization   | Name                               |
|--|------------------------------------|
| Whittier Uptown Association  | Fabio Soto                         |
| Abundant Housing Los Angeles   | Anthony Dedousis                   |
| Abundant Housing Los Angeles   | Susan Cameron                      |
| Abundant Housing Los Angeles   | David Barboza                      |
| Affirmed   | Jeff Edgren                        |
| Amcal Housing  | Frank Chang                        |
| American Red Cross   | Amira Seaboch                      |
| Amigas 4 My Soul   | Raqel Jackson                      |
| Andrew's Umbrella, Inc.  | Elizabeth Eagan                    |
| Assistance League of Whittier  | Linda Eagan                        |
| BIA of Southern California   | Jeff Montejano                     |
| Boys and Girls Club  | Oscar Hernandez                    |
| Boys and Girls Club  |                                    |
| Brandywine Homes   | Brian M. Geis                      |
| Bridge Housing   | Kurt Creager                       |
| Bridge of Faith  | Carol Reza                         |
| Broadoaks Children's School of Whittier College                      |                                    |
| Brookfield Properties Development                                    | Dave Bartlett, Chris Ball          |
| Brookfield Residential   | Bart Hayashi                       |
| C.A.P.C., Inc. (Community Advocates for People's Choice)             | Carolyn Reggio                     |
| California Association of Realtors                                   | Jeanne Radsick                     |
| California Mentor  | Amy He                             |
| Calvary Baptist Church   | John Ploog                         |
| Carino Program-SPIRITT Family Services                               | Elvia Torres                       |
| Catholic Rainbow Outreach  |                                    |
| Center for Integrated Family and Health Services                     | William L Nigh, Executive Director |
| Center for Recovery from Compulsivities, Inc. (HOW House)            |                                    |
| Century Housing Corporation  | Oscar Alvarado                     |
| Christian Church Home  | Sidney Stone                       |
| City Ventures  | Ryan Aeh                           |
| City Ventures  | Briggs D'Eliscu                    |
| Community and Human Resources, Inc. (CHARO) Child Development Center |                                    |

## Whittier Housing Element Stakeholder/Interested Parties

|  |                             |
|--|-----------------------------|
| Community Development Commission Community Resource Center   | JoAnn Eros-Delgado          |
| Community Legal Aid SoCal.   | Michael Behrens             |
| Department of Rehabilitation, State of California  | Joe Xavier                  |
| DG Therapy Foundation  | Hilda Garcia                |
| East Whittier City School District   |                             |
| East Whittier Lions Club   | Lion Miriam Miranda         |
| East Whittier Lions Club   |                             |
| East Whittier Presbyterian   | Jeff Rumble                 |
| Easter Seals Society of Southern California  | Mark Whitley                |
| Eastern Los Angeles Regional Center  | Gloria Wong                 |
| Faith Lutheran Church & School   | Richard Ross                |
| First Christian Church   | Robert Ihler                |
| First United Methodist Church  | Rich La Shure               |
| Foley House  |                             |
| Friendly Hills Property Owners Association   | Allan Nakken                |
| Friendly Hills Property Owners Association   |                             |
| Frontier   | Gavin Reid                  |
| Habitat for Humanity - Greater LA  | Darrell Simien              |
| Harmony Center for Spiritual Living  | Rev. Shawn Kindorf          |
| Heritage Housing Partners  | Charles Loveman             |
| Hillcrest Congregational Church UCC  | Paul Clay                   |
| Hispanic Outreach Task Force   |                             |
| Hispanic Outreach Task Force (HOT)   | Dr. David Gonzales Jr.      |
| Housing Rights Center  | Frances Espinoza            |
| Intercommunity Child Guidance Center   |                             |
| Interfaith Food Center   | Amy Catt                    |
| Jamboree   | Laura Archuleta             |
| Jovenes Inc.   | Andrea Marchetti.           |
| KDF Communities  | John Bernard                |
| KIMCO  | Mark Wendel                 |
| L.A. C.A.D.A.  | Juan Navarro                |
| Lennar   | Dan.Hosseinzadeh            |
| LINC Housing Corporation   | Will Sager and Rebecca Clar |
| LINC Housing Corporation   | Suny Lay Chang              |
| Los Angeles Commission on Assaults Against Women, Intervention and Prevention Services (Peace over violence) | Patricia Giggans            |
| Los Angeles County Fire Department   | Daryl Osby                  |
| los nietos school district   | flor castillo               |
| Lozeau Drury   | Richard Drury               |

## Whittier Housing Element Stakeholder/Interested Parties

|  |                                 |
|--|---------------------------------|
| Lozeau Drury   | Theresa                         |
| McCormack Baron Salazar                                      | Jesús Antonio Bermúdez          |
| Mercy Housing  | Ed Holder                       |
| Meta Housing Corporation                                     | Kasey Burke                     |
| National Community Renaissance of California (National CORE) | Sarah Walker and David Grunwald |
| Parents Without Partners, International #176                 | Shady Harper                    |
| Penn Rehabilitation Services                                 |                                 |
| PIH Health   |                                 |
| PIH Health   |                                 |
| Plaza de la Raza Headstart - Carmela Children's Center       |                                 |
| PLC  | Pat McCabe                      |
| Regency Christian Center International                       | Jim & Renee Cutter              |
| Rio Hondo College  | Arturo Reyes                    |
| Salvation Army   |                                 |
| Salvation Army   |                                 |
| SantA Fe Springs Salvation Army Transitional Living Center   | Mayra Chaidez                   |
| Seasons At The Hoover  | Dawnelle Feller                 |
| Shelter's Right Hand   | Laura Randolph                  |
| Simpson Housing  | Donald Mabry                    |
| SKILLS Foundation  | Annette Mendoza                 |
| South Whittier School District                               | kurby flores                    |
| Southeast Area Social Services Funding Authority (SASSFA)    | Kirk Kain                       |
| Southern California Rehabilitation Services (S.C.R.S.)       |                                 |
| St. Mary's Place   |                                 |
| St. Matthias Episcopal Church                                | Bill Garrison                   |
| STRIDE Program - Whittier Y.M.C.A.                           |                                 |
| Team Parkinson   | Edna & John Ball                |
| The Whittier Conservancy                                     | Mary Gorman-Sullen              |
| The Whittier Conservancy                                     |                                 |
| The Whole Child  | Sandra Alvidrez                 |
| The Whole Child  |                                 |
| Thomas Safran Associates                                     | Anthony Yannatta                |
| Tri-Cities Regional Occupational Program (R.O.P.)            | Dr. John Smith                  |
| Trinity Lutheran Church & School                             | Herbert Percy, Jr.              |
| Veterans of Foreign Wars                                     | Janelle Matthews                |
| Volunteers of America Greater Los Angeles                    | Karl Calhoun and Jasper Do      |
| Whittier - Rio Hondo AIDS Project, Inc.                      | Elizabeth Mendia                |
| Whittier Adult Day Health Care Center                        | Tasleem Ansari                  |
| Whittier Area Community Church                               | John Riley                      |

## Whittier Housing Element Stakeholder/Interested Parties

|  |                                 |
|--|---------------------------------|
| Whittier Area Cooperative Special Education Program (WACSEP)               |                                 |
| Whittier Area Evangelical Ministerial Alliance                             | Pastor Ortiz                    |
| Whittier Area Evangelical Ministerial Alliance                             |                                 |
| Whittier Area First Day Coalition  | TK Monzon                       |
| Whittier Area First Day Coalition  |                                 |
| Whittier Area Interfaith Council   |                                 |
| Whittier Area Interfaith Council   |                                 |
| Whittier Area Literacy Council, Inc.                                       | Cynthia Snyder                  |
| Whittier Area Parents Association for Developmentally Handicapped (WAPADH) | Stephen Boyer                   |
| Whittier Area Parents Association for Developmentally Handicapped (WAPADH) |                                 |
| Whittier Chamber of Commerce   | Carol Crosby                    |
| Whittier Chamber of Commerce   |                                 |
| Whittier Christian School  | Carl Martinez                   |
| Whittier College   | Linda Oubre                     |
| Whittier College   |                                 |
| Whittier Community Foundation  | Rudy Hernandez                  |
| Whittier Community Foundation  |                                 |
| Whittier Consortium  |                                 |
| Whittier Elks Club   | Sonia Vivar                     |
| Whittier Elks Club   |                                 |
| Whittier Friends School  | Cassie Caringella               |
| Whittier Historic Neighborhood Association                                 |                                 |
| Whittier Historic Neighborhood Association                                 |                                 |
| Whittier Host Lions  | Ruben Armienta                  |
| Whittier Host Lions  |                                 |
| Whittier Latino Coalition  |                                 |
| Whittier Latino Coalition  |                                 |
| Whittier Meals on Wheels   | Laurie O'Brien                  |
| Whittier Rotary Club   | Delia Morales                   |
| Whittier Rotary Club   |                                 |
| whittier school district   | maggie del rio moreno           |
| Whittier Seventh Day Adventist Church                                      | Pastor James Fell               |
| Whittier Soroptimist   | Mary Ann Pacheco                |
| Whittier Soroptimist   |                                 |
| Whittier Sunrise Rotary Club Foundation                                    | Richard Shope                   |
| Whittier Sunrise Rotary Club Foundation                                    |                                 |
| Whittier Union High School District  | Leighton Anderson, Kevin Jamero |
| Whittier Union High School District  | olga sedillo                    |

## Whittier Housing Element Stakeholder/Interested Parties

|                                     |                      |
|-------------------------------------|----------------------|
| Whittier Uptown Association         |                      |
| Whittier Voters Coalition           |                      |
| Whittier Voters Coalition           |                      |
| Women and Children's Crisis Shelter | Ruthie Retana Flores |
| Women and Children's Crisis Shelter |                      |
| YMCA of Greater Whittier            | Nicholas Limon       |
| YMCA of Greater Whittier            |                      |
| Zoe Christian Fellowship            | Dr. Joshua Smith     |
|                                     | Edward Santana       |



# Whittier Housing Element November/December 2020 District Workshops Summary

## Introduction

In 2017, the City of Whittier (“City”) launched efforts to update its General Plan, which establishes a framework for making land-use decisions that affect the quality of life in Whittier. The Whittier Housing Element (“Housing Element”) is one of the State’s mandatory General Plan elements. The Housing Element provides goals, policies, and actions that help Whittier plan for current and future housing needs for all segments of its population and expresses community goals about housing. Community input is critical to developing a Housing Element that responds to community needs, values, and preferences.

In November and December 2020, the City hosted five community workshops to collect input on housing challenges, needs, and strategies from a broad cross-section of residents and stakeholders. Following guidance from public health agencies regarding public gatherings and COVID-19, the meetings were held virtually using online video conferencing. Twenty-seven (27) community members participated in one or more of the five workshops. Workshop dates and participation metrics are summarized in Figure 1.

*Figure 1. Invitation and Participation by Groups Served*

| District                              | Date              | Number of Participants |
|---------------------------------------|-------------------|------------------------|
| District 1: Council Member Martinez   | December 1, 2020  | 2                      |
| District 2: Mayor Pro Tempore Bouchot | November 30, 2020 | 7                      |
| District 3: Council Member Warner     | December 10, 2020 | 4                      |
| District 4: Council Member Dutra      | December 9, 2020  | 9                      |
| Citywide in Spanish: Mayor Vinatieri  | December 3, 2020  | 5                      |
| <b>Total</b>                          | <b>N/A</b>        | <b>27</b>              |

MIG planners, Lisa Brownfield, Diana Gonzalez, and Jessie Hernandez, facilitated the meetings to ensure that discussion topics were documented. Mayor Vinatieri and City Council Members greeted meeting participants and provided opening remarks. The meetings included a PowerPoint presentation with discussion documented in real-time using Mural, a virtual whiteboard. The meeting PowerPoints and Murals are available in Appendix “A.”

The project team leveraged the City’s existing channels of communication to implement a high-touch and high-tech outreach strategy. Outreach methods included City and project website

updates, social media posts, a direct mailing, and e-blasts. These methods and activities are documented in Figure 2.

Figure 1. Workshop Outreach Methods and Activities

| Method/Outreach Activity  | URL   | Date(s)                                 | Number of Recipients |
|---|---|---|----------------------|
| <i>Website Updates</i>  |   |   |                      |
| City website updates  | <a href="https://www.cityofwhittier.org/">https://www.cityofwhittier.org/</a>                             | November 2020                           | N/A                  |
| Series of Envision Whittier website updates                       | <a href="https://www.envisionwhittier.org/">https://www.envisionwhittier.org/</a>                         | November and December 2020              | N/A                  |
| <i>Social Media Posts</i>   |   |   |                      |
| 2 “Whittier City Hall” social media posts                         | <a href="https://www.facebook.com/whittiercitygov">https://www.facebook.com/whittiercitygov</a>           | November 24, 2020 and November 30, 2020 | N/A                  |
| 2 “Envision Whittier” social media posts                          | <a href="https://www.facebook.com/WhittierGeneralPlan/">https://www.facebook.com/WhittierGeneralPlan/</a> | December 3, 2020 and December 10, 2020  | N/A                  |
| 1 “Envision Whittier” boosted Facebook post                       | <a href="https://www.facebook.com/WhittierGeneralPlan/">https://www.facebook.com/WhittierGeneralPlan/</a> | November 30, 2020                       | N/A                  |
| 5 “Envision Whittier” Facebook events                             | <a href="https://www.facebook.com/WhittierGeneralPlan/">https://www.facebook.com/WhittierGeneralPlan/</a> | November 30, 2020                       | N/A                  |
| <i>Direct Mailing</i>   |   |   |                      |
| Letter invitations and flyers mailed to stakeholder organizations | N/A   | November 2020                           | 52                   |
| <i>E-Blasts</i>   |   |   |                      |
| E-blast to Envision Whittier subscribers                          | N/A   | November 2020                           | 321                  |
| 2 E-blasts to stakeholder organizations                           | N/A   | November 20, 2020 and December 10, 2020 | 73                   |



## Key Themes

Key themes and takeaways from the discussion are listed below by question.

*Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?*

- **City Ordinances and Zoning** – Too low-density zoning, minimum square feet ordinance, and inefficient use of land.
- **Complete Neighborhoods** – Long distances between housing and job opportunities, lack of public and communal spaces, lack of convenient and accessible shopping.
- **Development Costs** – Costs of land, construction, impact fees, permitting fees, and mitigation measures make it challenging to find projects that make financial sense for developers and investors.
- **Funding** – Lack of funding to develop affordable housing.
- **Homelessness** – The homeless (unhoused) crisis.
- **Inequities** – Inequities between Council Districts (e.g., unhoused people and households are concentrated in District 1 and Downtown) and school funding varies between City Council Districts.
- **Job Opportunities** – Job losses and a lack of opportunities.
- **Lack of Affordable Housing** – Lack of affordable housing options for all income levels and many cost-burdened households.
- **Land Availability** – Lack of available land and the built-out nature of Whittier.
- **Local Opposition** – Homeowner opposition to changing neighborhoods.
- **Overcrowding** – Issues with overcrowding.
- **Range of Needs** – Diverse needs for a variety of groups, including renters, undocumented households, people with disabilities, and unhoused households.
- **Renting** – Lack of options for renters, high costs for renting, and fair housing issues (e.g., owners not maintaining units and treating renters badly).
- **Transportation Infrastructure** – Traffic, lack of access to reliable and safe multi-modal transportation options (e.g., public transit, walking and biking), parking availability and the ratio of cars to residents.
- **Variety of Housing Types** – Lack of a variety of housing options and, particularly, affordable options.

*Question 2. What types of housing are particularly needed in the community?*

- **Accessory Dwelling Units** – Encourage the development of Accessory Dwelling Units (ADU's) in existing single-family neighborhoods.
- **Affordable Housing** – Housing options for all income levels, including very low-, low- and moderate-income levels and the “missing middle,” or those who earn too much for income-restricted housing but too little for market rate housing.
- **Housing for Vulnerable Groups** – Housing for a variety of vulnerable and special needs groups, including seniors, undocumented and unhoused individuals.
- **Inclusionary Housing Ordinance** – Develop an inclusionary housing ordinance to require affordable housing units.

- **Increase Density** – Increase density throughout the City and allow for new land uses.
- **Innovative Strategies and Solutions** – Explore innovative strategies and solutions to support affordable housing and homeownership such as co-living opportunities, flexible housing types, and micro-apartments.
- **Mixed-Use** – Allow for more mixed-use development (e.g., stacked apartments with ground floor retail) and add commercial uses around existing multi-family developments.
- **Outreach and Engagement** – Increase and sustain outreach and engagement efforts and activities to collect input and hear local voices.
- **Resources and Services** – Provide a range of resources and supportive services for vulnerable groups, including cost-burdened and unhoused households.
- **Transit Oriented Development** – Develop high-density residential and commercial uses around existing and planned high-quality public transportation corridors.
- **Walkable Neighborhoods** – Develop vibrant and walkable neighborhoods with convenient access to services.

*Question 3. Whittier’s new housing need allocation is 3,431 housing units during the next eight years. The City challenged this allocation with SCAG. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, mixed use.*

- **Affordability Requirements** – Create and enforce affordability requirements and do not allow developers and owners to buy themselves out of requirements.
- **City Requirements** – Reduce parking requirements and minimum square footage.
- **Complement Existing Development** – Add residential and commercial uses that complement existing uses.
- **Design and Landscaping** – Maintain high quality design and landscaping standards for new housing and multi-family developments.
- **Economic Development** – Attract new businesses and provide convenient access to goods and services.
- **Incentivize Housing** – Incentivize housing and affordable housing.
- **Increase Density** – Increase density throughout the City and allow for moderate and high densities. Upzone existing multi-family areas and consider strategically subdividing lots.
- **Innovative Strategies and Solutions** – Explore and pilot innovative and creative strategies to increase affordable housing, including community land trusts, co-living opportunities, and micro apartments.
- **Interest-Free Loans** – Provide interest-free rehab loans for homeowners looking to rent units affordably.
- **Mixed-Use** – Allow for more mixed-use development (e.g., stacked apartments with ground floor retail) and add commercial uses around existing multi-family developments. Amend the Whittier Boulevard’s Specific Plan to allow for more mixed-use.
- **Partner with Nonprofit Developers** – Partner with nonprofit and affordable housing developers to develop new affordable housing developments.

- **Placemaking** – Use placemaking strategies to create public gathering places, activate public spaces, and contribute to a shared sense of place.
- **RHNA Target** – Some participants encourage the City to embrace the RHNA target and develop much needed housing, while others feel that the target is too high.
- **Redevelopment** – Modify and redevelop empty and underutilized lots and buildings.
- **Think Big** – Be ambitious and think big. Explore unique and special designs and opportunities.
- **Transit Oriented Development** – Develop high-density residential and commercial uses around the planned Metro Gold Line and other high-quality transit corridors with reliable public transportation.
- **Walkable Neighborhoods** – Build new housing in walkable neighborhoods, increase walkability throughout the City, and encourage more pedestrian-oriented mixed-use developments.

*Question 4. Where should the single family and multifamily housing be located within your District and Citywide?*

- **Existing Commercial Uses** – Repurpose underutilized commercial spaces, including underperforming areas along Whittier Boulevard and anchor tenant spaces.
- **Existing Single-Family Residential** – Encourage ADU’s in existing single-family residential neighborhoods.
- **Existing Transportation Infrastructure** – Build new housing close to freeways.
- **Friendly Hills Area** – Upzone the Friendly Hills area.
- **Future Light Rail** – Build housing around the planned Metro Gold Line.
- **Hadley Street** – Build new housing around underutilized areas of Hadley Street.
- **Uptown** – Build housing in Uptown.
- **Walkable Areas** – Build housing in walkable and accessible areas.
- **Whittwood Town Center** – Build new housing around the Whitwood Town Center.
- **Whittier Boulevard** – Build new housing and increase density around Whittier Boulevard.

## Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Whittier General Plan and Housing Element.

Please Start Here, Instructions in Cell  
A2, Table in A3:B15

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

| General Information   |  |
|-----------------------|--|
| Jurisdiction Name     | WHITTIER   |
| Housing Element Cycle | 6th  |
| Contact Information   |  |
| First Name            | Sonya  |
| Last Name             | Lui  |
| Title                 | Principal Planner  |
| Email                 | <a href="mailto:slui@cityofwhittier.org">slui@cityofwhittier.org</a> |
| Phone                 | (562) 567-9320   |
| Mailing Address       |  |
| Street Address        | <u>13230 Penn Street</u>   |
| City                  | Whittier   |
| Zip Code              | 90602  |





| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Type of Shortfall  | Parcel Size (Acres) | Current General Plan Designation | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/Nonvacant | Description of Existing Uses | Optional Information SITE TYPE | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|-----------------|------------|-----------------|-----------------------|--------------------|---------------------|----------------------------------|----------------|--|-----------------|-------------------------|-------------------------|----------------|------------------|------------------------------|--------------------------------|-----------------------|-----------------------|
| WHITTIER          | 15740 WHITTWOOD LN        | 90603            | 8230-029-007           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 0.315626821         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | Whittwood Site                 | YES - Current         |                       |
| WHITTIER          | 15600 WHITTWOOD LN        | 90603            | 8230-028-054           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 9.291114304         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | Whittwood Site                 | YES - Current         |                       |
| WHITTIER          | 15740 WHITTWOOD LN        | 90603            | 8230-029-019           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 10.17612305         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | Whittwood Site                 | YES - Current         |                       |
| WHITTIER          | 15602 WHITTWOOD LN        | 90603            | 8230-028-062           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 5.739690652         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | Whittwood Site                 | YES - Current         |                       |
| WHITTIER          | 8330 PAINTER AVE          | 90605            | 8164-001-086           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 0.281654439         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 8330 PAINTER AVE          | 90605            | 8164-001-084           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 1.337671332         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13400 WHITTIER BLVD       | 90605            | 8164-001-087           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 3.016064865         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13400 WHITTIER BLVD       | 90605            | 8164-001-085           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 1.938724139         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13400 WHITTIER BLVD       | 90605            | 8164-001-092           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 0.77194527          | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13502 WHITTIER BLVD       | 90605            | 8164-001-083           | 79              | 0          | 330             | 330                   | Shortfall of Sites | 21.2786082          | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 739            | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13440 WHITTIER BLVD       | 90605            | 8164-001-088           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 1.047525087         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13500 WHITTIER BLVD       | 90605            | 8164-001-090           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 0.473449547         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13580 WHITTIER BLVD       | 90605            | 8164-001-091           | 0               | 0          | 0               | 0                     | Shortfall of Sites | 0.650915092         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 0              | Non-Vacant       | commercial ce                | The Quad Site                  | YES - Current         |                       |
| WHITTIER          | 13241 WHITTIER BLVD       | 90602            | 8142-033-068           | 87              | 0          | 0               | 0                     | Shortfall of Sites | 3.641203543         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 87             | Non-Vacant       | commercial ce                | Big Lots site                  | YES - Current         |                       |
| WHITTIER          | 11825 WHITTIER BLVD       | 90601            | 8140-007-059           | 0               | 0          | 179             | 179                   | Shortfall of Sites | 14.91557676         | Specific Plan                    | SP             | MU3 - Mixed U                          | MU3 - Mixed Us  | 25                      | 40                      | 358            | Non-Vacant       | commercial ce                | Whittier Market                | YES - Current         |                       |

**Table C: Land Use, Table Starts in A2**

| <b>Zoning Designation<br/>(From Table A, Column G)</b> | <b>General Land Uses Allowed</b>           |
|--|--|
| Hillside Residential                                   | Single Family Residential                  |
| R-1 12000  | Single Family Residential                  |
| R-1 20000  | Single Family Residential                  |
| R-1 7500   | Single Family Residential                  |
| R3   | Single Family and Multi Family Residential |
| RE 20000   | Single Family Residential                  |
| Specific Plan  | Various                                    |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |