



# City of Downey 2021-2029 Housing Element

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# downey general plan housing element

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# downey general plan

# housing element

## CHAPTER 1. INTRODUCTION

This Housing Element provides the City of Downey with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The onset of the 2021-2029 Housing Element is occurring during a challenging time for housing locally and across the State. The dire housing situation in California has resulted in:

- **Rapidly rising home values which favors existing homeowners but worsens the housing cost burden for new buyers.**
- **Falling homeownership rates particularly among younger age groups and for many Black and Latino households.**
- **Decreases in rental affordability as rent increases outpace incomes.**
- **Skyrocketing homelessness in major urban areas has created an environmental and public health disaster.**

Local factors have also impacted housing development. In Downey, lack of undeveloped land, high land prices, open space deficits, and productive industrial uses that are incompatible with residential neighborhoods have limited opportunities for new residential development. Nonetheless, the City is fully committed to doing its part to address the State's housing crisis and will continue to make every effort to increase housing capacity and supply in Downey. The City continues to plan for future growth—specifically new residential development—through major planning efforts, like the Downtown Downey Specific Plan.

With this Element, the City is implementing a plan that embraces new opportunities, supports housing development, and provides diverse housing options. Realizing that new housing opportunities for all income levels is difficult to achieve, the City will follow adoption of the Housing Element with a comprehensive General Plan land use update that rethinks residential development opportunities throughout the City. Moving forward, the City will provide for a diversity of housing in expanded geographic locations throughout the City but also by using creative solutions to support housing development throughout the community.

## Regulatory Framework

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 Downey.

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

## Scope and Content of the Housing Element

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 lower and moderate incomes; 3) preserve the quality of the existing housing stock in Downey; 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
- 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
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs

The Housing Element is also closely related to the Zoning Regulations and assesses multiple ordinances and Zoning Regulations sections that pertain to housing for compliance with State law. As new ordinances are considered, the City will review the Housing Element to ensure compliance with housing policies.

## 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 Downey General Plan.

Development policies contained in the Land Use Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. When any element of the General Plan is amended, the City will 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.

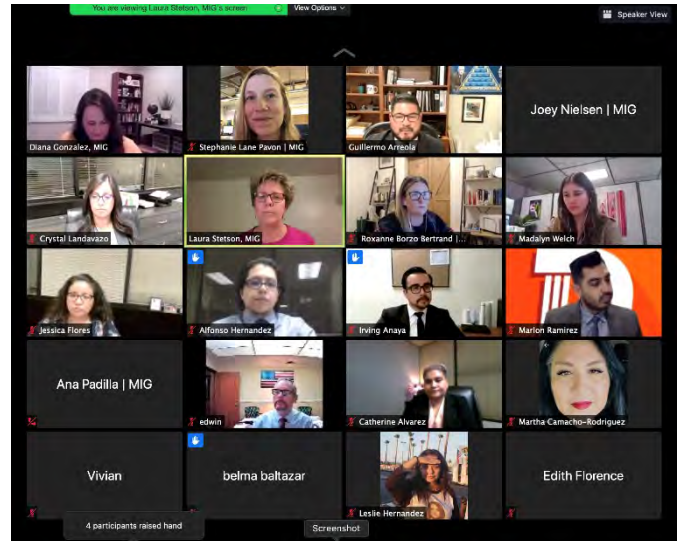
- SB 244 requires that before the due date for adoption of the next Housing Element after January 1, 2012, the General Plan Land Use Element must be updated to identify and describe disadvantaged unincorporated communities (DUC) that exists within the city's sphere of influence (SOI). Disadvantaged communities both within the City and its SOI have been identified and policy has been prepared to address environmental justice issues.
- SB 379 requires that, upon the next revision of a Local Hazard Mitigation Plan (LHMP) on or after 1/1/2017, or on or before 1/1/2022, if a jurisdiction has not adopted a LHMP, the Safety Element (and other elements as needed) must be updated to address climate resiliency.
- SB 1241 and SB 1000 require the General Plan Safety Element, upon the next revision of the Housing Element on or after January 1, 2014, to be reviewed and updated as necessary to address the risk of fire and flooding.
- SB 1000 also requires local jurisdictions to add an Environmental Justice element or policies to their General Plans and is required in General Plans when two or more elements are updated beginning January 1, 2018.

The City will follow adoption of the Housing Element that will include a comprehensive General Plan land use update and updates to all required parts of the Plan. As such, information on flood hazard, flood management, fire hazards, disadvantaged communities, and environmental justice issues will be updated.

## Public Participation

The Housing Element must reflect the values and preferences of the Downey community; therefore, 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.

Community outreach for the Housing Element update included two workshops, a community survey, and a webpage for the Housing Element Update were initiated. Outreach for the sixth cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the city from holding traditional public workshops. Instead, the city utilized online engagement tools, including an online survey, social media posts and online documents to provide opportunities for the community to share their feedback. Following guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing (Zoom). The workshop, surveys, and all outreach material was accessible to both English and Spanish speakers.



Many of these themes and comments that have emerged from the outreach efforts have been incorporated in the Housing Plan through programs that promote ADU development, includes actions to review and revise key parts of the City’s development standards. The comments also support the City’s approach to the sites inventory which expands opportunities for multi-family housing, including affordable housing, in more locations throughout the City. Concerns about housing cost and aid to struggling residents has been taken into consideration through the various programs that include emergency mortgage and rent assistance and a housing rebate and grant program to address code enforcement issues and programs that aim to increase affordable housing development through regulatory incentives.

### Community Workshop #1

On December 17, 2020, the City conducted a community workshop to gather input from key local stakeholders, housing advocates, and residents. 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. The workshop had 58 attendees. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Downey and surrounding areas. The list of agencies and organizations invited to the workshop are listed in Appendix A and included over 100 groups and agencies working with special needs groups, civic and religious groups and housing developers and local businesses. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, direct mail to a stakeholder list and to an email list with over 20,000 contacts from the City's Park and Recreation Department. Press releases/notification of the workshop were sent to local media outlets and the Downey Chamber of Commerce members. Information was posted on the General Plan/Housing Element website. The community workshops had dedicated Spanish

breakout rooms where the presentation and discussion were conducted in Spanish. A summary of the workshop is provided in Appendix B.

Community input included:

- The need for more affordable, multi-family housing
- Consider residents first, especially most vulnerable
- Housing near transit and transit-oriented development
- Revisit City zoning code and land use planning policies
- Less restrictive development standards
- Supporting Accessory Dwelling Unit (ADU) and tiny house development
- Address climate change issues and resilience
- Parking, safety, and traffic concerns
- Potential negative effects of freeway expansion on Downey neighborhoods

## Housing Element Survey

The City of Downey developed a community survey to gather feedback for the 2021-2029 Housing Element Update from Downey residents, workers, property owners and others interested in housing issues in the city. The survey was posted on the City of Downey's website, from December 18, 2020 to January 29, 2021, and available in both English and Spanish. Weekly social media posts encouraged the Downey community to participate. The survey received a total of 991 responses; 54 surveys (5.4%) were completed using the Spanish language version of the survey. Approximately two-thirds of respondents (62.0%) were homeowners, and one-third (33.2%) renters. Nearly five percent (4.8%) lived with friends and family and/or did not have a permanent home.



Survey findings included:

- Half of respondents said they commuted more than ten miles to work.
- More than half said they lived in Downey due to close distance to family and friends (55.2%) and the schools (54.2%).
- One in four respondents (27.5%) said they struggled to pay their rent or mortgage since the coronavirus outbreak.
- Some of the most important housing challenges to respondents included ensuring that children who grow up in Downey can afford to live in the City on their own; encouraging rehabilitation of existing housing in older neighborhoods; supporting homeowners at risk of mortgage default to keep their homes; and targeting efforts to address long-term inequities in the housing market, including discrimination in renting.
- Respondents considered acknowledging the traffic impacts of new housing development, balancing development across the City, and looking at transit-oriented development opportunities as the most important approaches for deciding where to allow new housing in Downey.
- Locating new housing along major corridors, within existing commercial shopping centers, or in hotels or motels that can be converted to housing were considered more favorable locations by more respondents than increasing the number of housing units in single family neighborhoods.

See Appendix C for a survey summary.

## Community Workshop #2

On June 14, 2021, the City conducted a community workshop to gather feedback on the Public Review Draft Housing Element from key local stakeholders, housing advocates, and residents. The meeting included a PowerPoint presentation presenting key portions of the 2021-2029 Housing Element, including site suggestions and programs the City will undertake to address housing issues in Downey and to meet State law housing requirements. The workshop had 58 attendees and included a dedicated Spanish breakout room where the presentation was conducted in Spanish, however there were no attendees who chose to participate in Spanish. Both English and Spanish versions of the presentations were recorded and posted to the City's website for residents not able to make the meeting. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed,

the City notified agencies and organizations that serve these communities in Downey and surrounding areas. The list of agencies and organizations invited to the workshop are listed in Appendix. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, and direct mail to a stakeholder list.

Below is a summary of themes from the workshop, and screenshots of the notes taken during the meeting.

Key themes emerged during the discussion, including:

- Expand availability of affordable, multi-family housing
- Encourage development near transit corridors
- Parking, traffic, and overcrowding concerns
- Having a future orientation to support young people growing up in Downey and young families who want to stay in the City
- Balancing the needs of long-time homeowners and renters
- More support needed for lower income, rent-burdened households
- Address growing climate impacts

When asked about how the City might encourage more housing development in Downey, recommendations from the group included:

- Reduce or remove parking requirements
- Support pooled parking opportunities for developments
- Encourage development along transit corridors and expanding bike infrastructure
- Support tiny home development to help alleviate homelessness
- Explore how rezoning might encourage more affordable developments
- Ensure long-term affordability covenants on housing
- Focus new multi-family developments in areas with lower impacts
- Seek more input from under-represented groups

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

## ULI- LA Office Hours

The Los Angeles chapter of the Urban Land Institute (ULI-LA) offered the City the opportunity to conduct meaningful outreach to the development community around the policy and zoning changes proposed in the Housing Element. The ULI-LA for “office hours” allowed city staff to interact with ULI volunteers who have expertise on various aspects of housing development — including economics and market analysis,

The image shows a flyer for a 'Housing Element Community Workshop' held on June 14, 2021, from 6:00 to 8:00 pm. The flyer is titled 'SHARE YOUR THOUGHTS' and 'Draft 2021-2029 Housing Element'. It features a logo of two people holding hands. Below the flyer is a table titled 'Comments/Questions' with 10 columns and 4 rows of text. Below the table is another section titled 'Recommendations' with 6 columns and 3 rows of text.

Comments/Questions									
Expand zoning for multi-family housing	Residents want to stay in Downey but not many places for rent	Will the City focus on transit corridor developments along Green Line?	How does the Housing Element help current renters with aging in place?	Concern about gentrification conditions in City	Concerns about growing homelessness due to rent burden	How does zoning aid to develop affordable units?	Can cities with older buildings/business be considered for new housing?		
Access to parking is not as important for younger residents	Does the plan address parking requirements?	Increasing densities may be a challenge in some areas	How can community handle an increase in students, burdens to schools?	This plan creates capacity for Downey to grow by 6500 units	Support housing people and help prevent homelessness	Will the housing include more security police presence?	Consider that we are building for the future address growing climate impact		
Resolving conflicts - having a parking requirement for new housing is needed	Not complying with state law may have negative financial impacts	The main issue is that there are not enough places for people to live in	How does the Housing Element measure units and services?	Concerns about parking for future development	Lack of parking causes conflict with other neighborhood	More advertising about meetings	Support TOD, mixed use, affordable housing with longer term expeditious		
Families need space and parking	Inclusionary housing - should help not hurt residents	How do you define affordable housing? paying 30% of income	New housing is vital to our community	Young people cannot afford to stay in Downey in region	Is transitional housing a part of the 6,500?	Impact of parking and traffic around transit	Impossible for young people to afford to live in Downey		
What can the City do to support rent-burdened households?	How does the plan take into account the implications to traffic, crowding?	Few housing opportunities near Green Line transit	Units on LA County owned and owned toward Downey's 6500A	High density housing housing new residents for quality of life, no inclusionary town to help to reduce crowding					

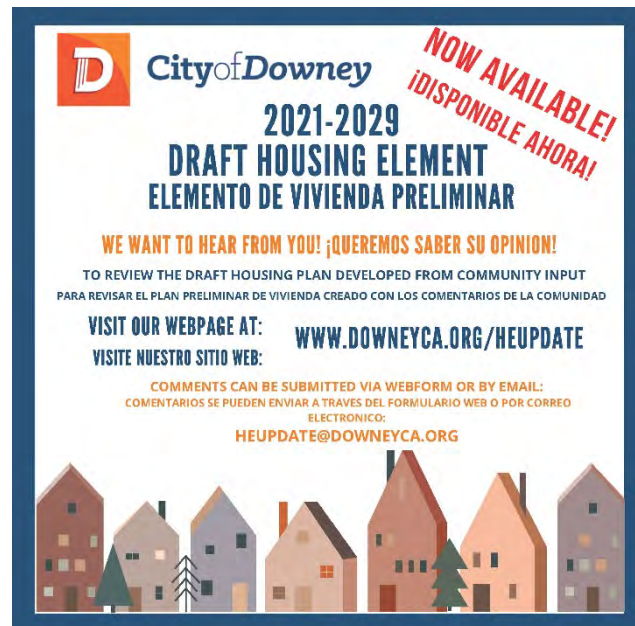
  

Recommendations					
Reduce/ Remove parking Requirements	focus multifamily housing in areas with lower impacts	Use more county land to build affordable housing	Make sure that new residents have the same access to quality living environments as established residents do	Consider joint parking opportunities among developments	Create communities with green space, access to transit, new schools for additional students
Ensure long term affordability covenants on housing	Address the climate crisis - reducing driving by placing housing near areas with transit and bike infrastructure	Encourage development along transit corridors	More outreach and advertising for community meetings/ input	Be future oriented so kids can stay here into adulthood if they choose	Seek input from under-represented people for broad community input
Look to neighboring cities for ideas	Consider how rezoning might lead to more development of affordable units	Don't make parking mandatory	Support young working families	Have a tiny home village for unhoused community members	Study traffic and parking patterns as these are impacted by new housing and businesses

development of market-rate and affordable housing, entitlements and land use consulting, architecture, and design — and answer questions. These sessions were intended to fill a critical gap in public-private sector interaction around housing policy, by allowing cities to receive customized, one-on-one feedback on key issues from expert practitioners in a neutral advisory setting. After a series of meetings, several of the suggestions from the ULI panel have been folded into an action item in the Housing Plan. Program 1.3 includes an action item to review and, if needed, revise residential developments standards with a focus on minimum lot area requirements and building height limits in the R-3 zoning district and minimum unit sizes for all residential development.

### Public Review Draft Housing Element

On September 1, 2021, the City released the Public Review Draft to gather input from the community. The community was notified of the opportunity to comment on the Draft through posts on the City’s dedicated Housing Element webpage and via social media. The list of agencies and organizations invited to comment on the Draft Housing Element are listed in Appendix A and included over 100 groups and agencies working with special needs groups, civic and religious groups and housing developers and local businesses. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, direct mail to a stakeholder list.



To advertise the Draft Housing Element for public review, the City

- The Draft Housing Element was posted on the City’s dedicated Housing Element website. Comments can be submitted through a dedicated form available on the website and through email or written correspondence sent directly to the City
- Email notices in the form of a digital flyer were distributed to
  - A comprehensive list of stakeholders such as agencies and organizations that serve the Downey community and surrounding areas and many which serve special needs and lower-income communities (see list in Appendix A)
  - previous workshop participants and individuals expressing interest in the Housing Element update process
  - The City’s City Council housing issue contact list
  - Local clergy contacts
  - Multi-family property owners
- The Parks and Recreation Department sent emails (email blast) to all residents in their email distribution list (with over 20,000 contacts).
- The Draft Housing Element was also advertised in the City’s social media platform such as Facebook and Instagram in both English and Spanish.
- The Downey Police Department posted digital flyers (English and Spanish) on the Nextdoor, a neighborhood-level communications app, and sent to Neighborhood Watch groups

- The flyer notices were published in the Downey Patriot newspaper.

General comments received as of September 14, 2021 include:

- Reluctance to add additional housing capacity in the City due to traffic concerns
- Limiting new multi-family developments to main corridors to limit neighborhood impacts from new development and to not rezone single-family neighborhood
- Concerns about government-subsidized housing
- The need to better utilize freeway right of way for other land use, commercial centers for mixed-use development, additional security in underground parking areas, and traffic concerns

The public comment period will be open until October 1, 2021 and additional comments received will be added here at the close of that review period.

### **Affirmatively Furthering Fair Housing (AFFH)**

During the preparation of the housing element the City did a diligent effort to include public participation from all economic segments of the community. Through direct contact via email and through electronic means such as websites and social media sites, the City proactively and broadly conducted through a variety of methods to assure access and participation. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, direct mail to a stakeholder list and to an email list with over 20,000 contacts from the City's Park and Recreation Department. Press releases/notification of the workshop were sent to local media outlets and the Downey Chamber of Commerce members. Information was posted on the General Plan/Housing Element website. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Downey and surrounding areas. The list of agencies and organizations invited to the workshop are listed in Appendix A and included over 100 groups and agencies working with special needs groups, civic and religious groups and housing developers and local businesses. Making the outreach process and material accessible to Spanish speakers was a priority. Outreach for the workshops and the survey was conducted in English and Spanish. The community workshops had dedicated Spanish breakout rooms where the presentation and discussion were conducted in Spanish.

The City will continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input. A new program is the Housing Plan details the actions the City will take to achieve this include:

- Expanding outreach to non-profit developers, area service providers, and community-based organizations.
- Partnering with local community-based organizations to hold community meetings to gain input from Downey residents about housing needs, issues, and ideas to support the development of more affordable housing in the City.
- Recruiting residents from underserved neighborhoods to participate on committees to address homelessness and affordable housing needs.

The City considered and incorporated the major themes identified during the public outreach program not only on its approach to meeting its identified housing need (expanding housing opportunities for all economic segments of the community), but in including programs and actions that address housing needs of Downey residents.

## Acronyms

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 acting 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.

### **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.

**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.

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# downey general plan housing element

## CHAPTER 2. COMMUNITY PROFILE/HOUSING NEEDS 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 demographic changes can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Downey 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 Trends

#### Current Population and Population Growth

Between 2010 and 2020, as reported by the U.S. Census, the population of Downey grew approximately 0.9 percent, from 111,922 to 112,901 residents. Compared with the County of Los Angeles as a whole, the 0.9 percent increase is one-third. The Southern California Association of Governments (SCAG) growth forecasts predict a steady increase in population through 2045. From 2020 to 2045, SCAG projects that the City’s population will grow by 5.6 percent, while countywide population is expected to increase by 15.6 percent. The projected growth largely is tied to anticipated increases in housing production, which has not been a factor for the last decade, hence the small percentage increase in Downey.

**Table 2.1: Population Growth and Projected Growth**

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
<b>Downey</b>	111,922	112,901	119,200	0.9%	5.6%
<b>Los Angeles County</b>	9,830,420	10,098,052	11,677,000	2.7%	15.6%

*Source: US Census Bureau 2010, 2018 ACS 5-year, 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.

**Table 2.2: Age, Race and Ethnicity, and Employment**

Demographic Profile	2010 Total Population (Percent of Total)	2018 Total Population (Percent of Total)
<b>Age</b>		
0-19	32,234 (28.8%)	30,108 (26.7%)
20-44	41,411 (37.0%)	41,834 (37.1%)
45-64	26,861 (24.0%)	27,992 (24.8%)
65+	11,416 (10.2%)	12,967 (11.5%)
Median Age	34.9	35.6
<b>Race/Ethnicity</b>		
White (non-Hispanic)	19,675 (17.7%)	16,294 (14.4%)
Hispanic	77,098 (69.5%)	83,416 (73.9%)
Black	3,815 (3.4%)	3,420 (3.0%)
American Indian and Alaska Native	162 (0.2%)	127 (0.1%)
Asian/Pacific Islander	8,888 (8.0%)	8,333 (7.4%)
Other	1,283 (1.2%)	1,311 (1.2%)
<b>Employment by Industry</b>		
Educational services, and health care and social assistance	11,704 (23.3%)	10,408 (18.3%)
Retail trade	6,648 (13.3%)	6,571 (11.5%)
Manufacturing	6,431 (12.8%)	7,061 (12.4%)
Professional, scientific, and management, and administrative and waste management services	4,330 (8.6%)	5,987 (10.5%)
Construction	2,877 (5.7%)	3,861 (6.8%)
Arts, entertainment, and recreation, and accommodation and food services	3,511 (7.0%)	5,669 (10.0%)
Finance and insurance, and real estate and rental and leasing	3,207 (6.4%)	3,340 (5.9%)
Other services, except public administration	1,916 (3.8%)	3,061 (5.4%)
Transportation and warehousing, and utilities	3,366 (6.7%)	5,027 (8.8%)
Public Administration	3,354 (6.7%)	2,609 (4.6%)
Wholesale Trade	1,994 (4.0%)	1,868 (3.3%)
Information	472 (0.9%)	1,327 (2.3%)
Agriculture, forestry, fishing and hunting, and mining	334 (0.7%)	141 (0.2%)
<i>Source: US Census Bureau 2010, 2018 ACS 5-year</i>		

## 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 from their larger homes that they once needed for children to smaller and more affordable homes.

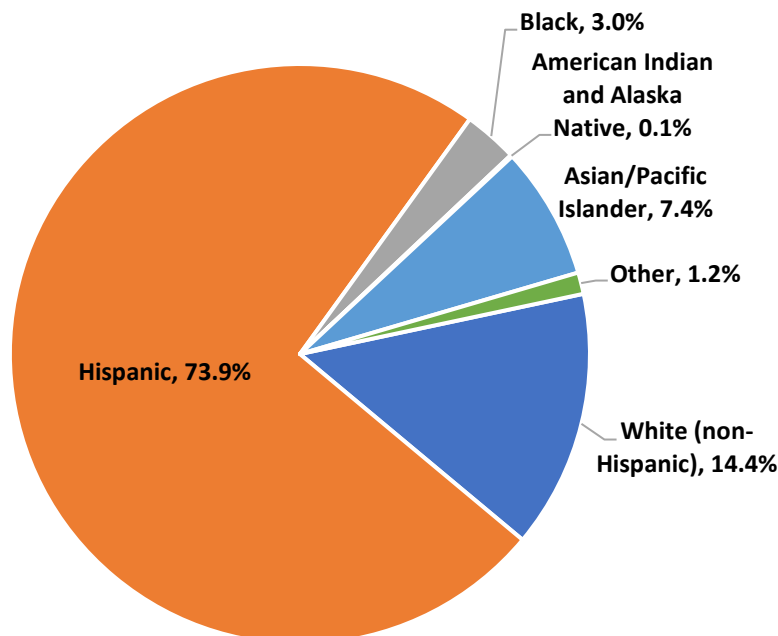
**Table 2.2** shows the age distribution of Downey residents. In 2020, the 20- to 44-year-old age group constituted the largest age group at approximately 37.1 percent, followed by the 0 to 19 age group at

26.7 percent. While they make up the smallest group (11.5 percent in 2018), compared with 2010, the 65 and older age group experienced the greatest relative change, with an increase of 13.6 percent. The median age in the City is 35.6 years. Compared with the County (36.2 years) and the State (36.3 years), the City's population is younger. 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, Downey is becoming more diverse racially and ethnically. **Figure 2.1** shows the racial/ethnic distribution of the population in the City of Downey. Hispanic residents make up most of the City's population. Compared with the County of Los Angeles, the City has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. Since 2010, the proportion of all non-Hispanic race/ethnic groups have decreased.

**Figure 2.1: Race/Ethnicity**



Source: US Census Bureau 2018 ACS 5-year Estimates

## Employment

Residents in Downey are primarily employed in educational services, health care and social assistance, manufacturing, and retail trade. Major employers in the City include Kaiser Permanente with 4,500 employees, Stonewood Center with 2,100 employees, Downey Unified School District with 1,851 employees, and Rancho Los Amigos National Rehabilitation Center with 1,410 employees.

Employment characteristics are important as they have a direct relationship with income. In Downey, the industries in which most residents work vary as to whether they pay below or above the median income. Workers in manufacturing earn a median income that is 17.5 percent greater than the median income of all Downey residents. Those employed in educational services, health care and social

assistance fields earn a median income that is 6.5 percent greater than the median income in Downey. However, the median income earned by retail trade employees is 27.7 percent lower than the median income for Downey residents.

## Household Characteristics

Household characteristics can impact the type of housing needed. (The U.S. Census has different definitions for “household” and for “family”: a household is the total number of related and unrelated person living together in one unit, while a family is the number of related persons living together in one unit.) For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger homes, and particularly single-family homes 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.

Characteristics for Downey households are summarized in **Table 2.3**. As defined above, the term “household” refers to the occupants of a housing unit, rather than the housing stock itself. The number of households has decreased by 921 households (or 2.7 percent) since 2010. The tenure distribution is nearly split equally. Owner-occupied households constitute 50.6 percent of all households in 2020, while households that are renter occupied constitute 49.4 percent of all households. Different housing arrangements have different housing needs, and this distribution indicates that addressing issue and needs for renters and owners equally is important.

**Table 2.3: Household Characteristics by Tenure**

Household Characteristic	Owner Households	Renter Households	All Households
Number of Households	16,800 (50.6%)	16,387 (49.4%)	33,187
Median Household Income	\$92,179	\$ 54,770	\$71,948
Household Income Categories	-	-	-
Extremely Low Income (0-30% AMI)	1,235 (7.6%)	3,290 (19.8%)	4,525 (13.8%)
Very Low Income (30-50% AMI)	1,810 (11.2%)	3,240 (19.5%)	5,050 (15.4%)
Low Income (50-80% AMI)	2,895 (17.9%)	4,320 (26.0%)	7,215 (22.0%)
Moderate Income (80-100% AMI)	2,025 (12.5%)	2,545 (15.3%)	4,570 (13.9%)
Above Moderate Income (100% + AMI)	8,210 (50.7%)	3,220 (19.4%)	11,430 (34.9%)
Total number of projected Extremely Low-Income Households (RHNA)	N/A	N/A	1,039*
<b>Overpayment</b>			
All Households Overpaying for Housing	5,860 (36.2%)	8,480 (51.0%)	14,340 (43.7%)
Lower Income Households Overpaying for Housing	3,600 (60.6%)	7,870 (72.5%)	11,475 (68.3%)

*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 2,079 units can be split into 1,039 extremely low-income and 1,040 very low-income units.*

*Source: US Census Bureau 2018 5-year, U.S. HUD Comprehensive Housing Affordability Strategy (CHAS) 2012-2016, Regional Housing Needs Allocation 2021-2029*

## Income

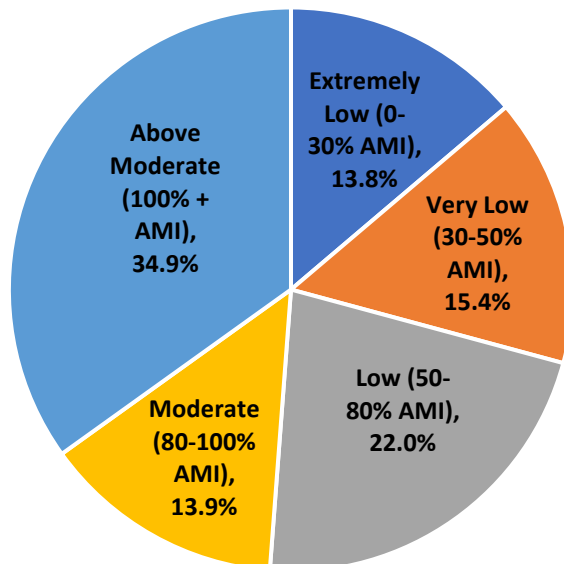
According to U.S. Census 2018 5-year estimates, the median household income for Downey was \$71,948; compared with the County of Los Angeles median household income of \$64,251, the median income in Downey was 12 percent higher. Median household income differs by tenure; while renter-occupied median household income in 2020 was \$54,770, the owner-occupied median household income was almost twice that at \$92,179.

Census data estimates that in Downey, 9.9 percent of 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 residents living in poverty varies by race/ethnicity, disability status, and household type. The proportion of persons or households in Downey living in poverty is much higher for Black residents, of which 21.2 percent live in poverty, and Native Hawaiian and Other Pacific Islander residents, of which 65.2 percent live in poverty. Additionally, 13.8 percent of residents with a disability and 16.7 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% of AMI
- Very Low-Income Households earn 30-50% of AMI
- Low-Income Households earn 50-80% of AMI
- Moderate-Income Households earn 80- 120% of AMI (federal data uses 100%)
- Above Moderate-Income Households earn over 120% of AMI (federal data uses 100%+)

**Figure 2.2: Household Income Distribution**



Source: U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) 2012-2016

Comprehensive Housing Affordability Strategy (CHAS) data provide special Census tabulations (developed for HUD) and calculate household income adjusted for family size and tenure. As shown in

**Figure 2.2**, in Downey, Above Moderate-Income households represent the largest share of all households and Low-Income households the second largest category. According to the 2016 CHAS, 13.8 percent of all households were classified as Extremely Low Income (0-30 percent of AMI), 15.4 percent were classified as Very Low Income (31-50 percent of AMI), 22 percent were classified as Low Income (51-80% AMI), and 13.9 percent were classified as Moderate Income (80-100 percent AMI). Income differs by tenure. Tenure and income are closely tied as **Table 2.3** above shows that more renter households are in the lower income categories (0-80 percent AMI) compared with owner households.

### **Extremely Low-Income Households**

Extremely low-income (ELI) is defined as households with income less than 30 percent of area median income. An estimate of the number of ELI households is provided in in Table 2.3: Household Characteristics by Tenure. Using Comprehensive Housing Affordability Strategy (CHAS) data Table 2.3 shows that 13.8 percent of the City's total households (4,525 households) were classified as extremely low income (0-30 percent of AMI). Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 2,079 units, the City has a projected need of 1,039 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Table 2.3 shows that while 43.7 percent of households overpay for housing in Downey, 68.3 percent of lower income households overpay for housing. The situation is more dire for extremely low-income households as HUD data shows that 83.9 percent of these households overpay for housing.

Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including changing the City's land use policy to include Low-Barrier Navigation Centers as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101. 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. The City will also expand 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. 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. The City will continue working toward providing additional regulatory incentives and concessions to projects targeted for special needs groups.

### **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 Downey, 43.7 percent of households are overpaying for housing. Overpayment varies by tenure and

income. For owner-occupied households, 36.2 percent are overpaying for housing, compared with more than half (51 percent) of renter-occupied households. A greater proportion of lower-income households overpay for housing (68.3 percent) compared to all households (43.7 percent). Lower-income renter households have the highest proportion of households overpaying at 72.5 percent.

## 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 Downey. These include housing growth, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

### Housing Stock

In 2020, there were 35,838 housing units in Downey (see **Table 2.4**). Compared to 2010, the housing stock increased by 237 units. Most of the housing stock consists of single-family homes (61.5 percent), with 37.5 percent being multi-family units. Single-family homes also represent most of the housing stock increase from 2010, with 90.7 percent of new units being single-family. Mobile homes make up just 1 percent of the housing stock. Census data indicate that 0.6 percent of owner units and 2.1 percent of rental units are vacant.

**Table 2.4: Housing Stock Characteristics by Tenure**

Housing Characteristic	All Households		
Single-Family Detached	20,448 (57.1%)		
Single-Family Attached	1,583 (4.4%)		
Multi-Family Units	13,439 (37.5%)		
Mobile home, other units	368 (1.0%)		
Total units	35,838 (100.0%)		
Average or median Household Size	3.29 persons per household		
Units Needing Replacement/Rehabilitation*	25		
-	<b>Owner Households</b>	<b>Renter Households</b>	<b>All Households</b>
Total Housing units	16,800 (50.6%)	16,387 (49.4%)	35,838** (100.0%)
Vacancy Rate	0.6%	2.1%	3.7%
Overcrowded Units	1,105 (6.6%)	2,795 (17.1%)	3,900 (11.8%)
Housing Cost	\$620,000 median sales price	\$1,376 median gross rent	N/A

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 2018 5-year data.

\* These units, for example, may be suffering from neglect and building that appears structurally unsound and maintenance is non-existent. This does not include homes or structures that need more traditional rehabilitation such as repairs to maintain a safe and healthy living environment.

\*\*Housing units by tenure reflect only occupied units while the total housing units includes unoccupied units

Source: 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2018 5-year, CoreLogic May 2020; City of Downey 2020.

## 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 Downey, 11.8 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (17.1 percent) than owner-occupied units (6.6 percent).

## Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Code Enforcement Division, the City estimates that in 2020, fewer than 25 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions. These units, for example, may be suffering from neglect and building that appears structurally unsound and maintenance is non-existent. This does not include homes or structures that need more traditional rehabilitation such as repairs to maintain a safe and healthy living environment. The City's Housing Rehabilitation and Assistance program provide grant assistance of up to \$35,000 to very low-income households to address code enforcement violations and health and safety concerns, and to complete exterior painting. Grants can also be used to complete exterior and interior home repairs and make architectural modifications to achieve ADA compliance or reasonable accommodation for residents with disabilities. The program also provides refunds of 50 or 80 percent to low-income homeowners who have completed property, structural, and energy and/or water conservation improvements. Disabled households with needed accessibility modifications to their homes can also be assisted by the program. The City's code enforcement program refers property owners with compliance needs to housing staff for rehabilitation assistance.

## 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 Downey median home price in 2020, based information provided by CoreLogic, was \$620,000. This was 8.5 percent higher than the median price in 2019. The median home price in Los Angeles County as a whole in 2020 was \$620,000, the same as in Downey. Home prices in Downey differ by geography; in the 90240 and 90241 ZIP codes, the median home prices were \$708,000 and \$698,000, respectively, while the median home price was \$595,000 in the 90242 ZIP code.

According to the 2020 Census, 49.4 percent of Downey households live in rental housing. Recent census data show that the median rent in Downey among all apartment units in 2019 was \$1,462 per month. Median rent for a one-bedroom unit was \$1,185 per month, and \$1,589 for a two-bedroom apartment. Data from real estate website Zumper shows a much higher rental cost. As of March 2021, the average rent for a one-bedroom apartment was \$1,510, and the average rent for a two-bedroom apartment was \$1,995.

**Table 2.5** shows that the HUD-determined fair market rents for Los Angeles County fall within the range of the rents within Downey. Therefore, the rental rates in Downey generally align with the HUD-defined fair market rents.



**Table 2.5: Fair Market Rents in Los Angeles County**

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development (HUD)

## 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 Downey and is followed by a more detailed discussion of each.

**Table 2.6: Special Needs Groups**

Special Needs Category	Count	Percent
Persons with Disabilities	9,567 persons	8.5% of residents
Persons with Developmental Disabilities	1,138 persons	1.0% of residents
Elderly (65+ years)	12,967 persons 6,413 households	11.5% of residents 19.3% of households
Large Households (5+ members)	6,260 households	18.9% of households
Farmworkers	234 persons	0.4% of labor force
Female Headed Households	6,832 households	20.6% of households
People Experiencing Homelessness	258 persons	0.5% of Los Angeles County Homeless Count

Source: US Census Bureau 2018 5-year, 2020 Los Angeles Homeless Services Authority Greater Los Angeles Homeless Count, CA Department of Developmental Services

## Persons with Disabilities, Inclusive of 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, much 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 Downey, 9,567 residents (8.5 percent) are living with a disability, of which 1,138 or 1.0 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, more than half (55.3 percent) have a disability, which is 28.2 percent of the total number of residents with a disability. The 65 to 74 years age group constitutes the second-highest number of disabilities, with 1,855, although this is only 24 percent of the age group (19.3 percent of all people with disabilities). Disability and poverty are closely tied due to employment limitations. For residents with disabilities, 13.8 percent live in poverty, compared to the 9.6 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 Downey. 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 Downey, 1,138 persons are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are those ages 0 to 17, comprising 54.2 percent of the total consumers, followed by those ages 18 and older at 45.8 percent 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 Downey, 12,967 residents are 65 years and older, representing 11.5 percent of the population. The City has 6,413 senior households, of which 26.3 percent were renters and 73.7 percent were homeowners. For residents 65 years and older, 9.4 percent live in poverty, which is slightly lower than the 9.9 percent poverty rate for the County as a whole.

### **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 Downey, 6,260 households are considered large households, or 18.9 percent of all households. There are 3,765 owner-occupied large households, or 60.1 percent of all large households, and 2,495 renter-occupied households, or 39.9 percent of all large households.

### **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 Downey, only 234 residents, or 0.4 percent of the workforce are farmworkers. Due to the low number of agricultural workers in the City, 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 Downey. Those classified as farmworkers may work at the limited number of farms in nearby Orange County communities.

### **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 Downey, 6,832 (20.6 percent) of households are female headed; most female-headed households are renters (61.2 percent). 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. A larger proportion of female-headed households live in poverty (16.7 percent) compared with all City households (9.9 percent).

## People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to make. 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, the Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count identified 258 persons experiencing homelessness in Downey, or 0.5 percent of the total number of homeless individuals in Los Angeles County. Of the 258 homeless individuals, 27 were sheltered and 231 unsheltered.

In Downey, homeless resources include the TLC Family Resource Center, which provides, food, clothing, health services, and other homeless support, and Angel Step Inn, an emergency shelter for victims of domestic violence. The Restorative Care Village at Rancho Los Amigos National Rehabilitation Center is under construction and will include 22,000 square feet and include 150 skilled nursing beds, 80 residential treatments beds, and 50 beds in a Recuperative Care Center (RCC) will offer interim housing and includes on-site administrative staff support, health oversight, case management, and linkage to permanent supportive housing. Also on the Rancho Los Amigos site and currently under development is the 100-bed Veteran Commons mixed-use development, which will combine supportive and affordable housing for chronically homeless veterans and veteran families by providing a Workforce Development Hub to serve both the residents and the community at-large with job search assistance, employment training, and skill building services. In 2018, the City adopted a *Plan to Prevent and Combat Homelessness*, which outline the City's priorities as it continues to address issues related to homelessness. The City's goals for addressing homelessness are as follows:

- **Goal 1:** Ensure City staff are equipped to address the intersection of homelessness and their departments through training on proper engagement techniques and available services.
- **Goal 2:** Encourage the accessibility of supportive and affordable housing in the City.
- **Goal 3:** Engage Downey residents and businesses around homelessness, services, and housing.
- **Goal 4:** Increase the amount of homeless services offered in the region.
- **Goal 5:** Mobilize faith communities towards activities aligned with long-term solutions to Homelessness.
- **Goal 6:** Sustained commitment to ending homelessness from the Downey City Council.
- **Goal 7:** Prevent Downey residents from becoming homeless.

Other homeless shelters in the area include the Salvation Army Bell Shelter in the City of Bell and At the Fountain Transitional Living in the City of Bellflower.

## 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 Downey General Plan. Primary avenues to address climate change include lowering of transportation emissions through increased bicycle and pedestrian travel, improved land use decisions that places complementary uses in proximity to each other, reducing energy-related emissions by decreasing energy consumption of City operations, reducing water consumption, and incentivizing the use of renewable energy for citizens.

The Housing Rehabilitation Program assists Downey low- to moderate- income property owners with grants for necessary home repairs that include updates for energy and water conservation. 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 Analyses

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 (2021-2031). 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 and the SCAG Pre-Certified Local Housing Data (2020), in the next 10 years there are no assisted housing developments in Downey at risk of losing affordability. **Table 2.7** below displays affordable housing developments in Downey, including total affordable units and earliest conversion dates. The earliest conversion date among these units is 2039.

Consistent with Government Code Section 65863.11, the State maintains a list of “Entities Interested in Participating in California’s First Right of Refusal Program” at <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>. This list includes various entities working in Los Angeles County and several entities interested in properties located in any county. If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

**Table 2.7: Affordable Housing Developments**

Project Name	Tenure	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
Downey: The View	Rental	Family	50	49	TCAC, HUD Sec. 236 Program, Tax Exempt Bonds	2068
Heritage Court Apartments	Rental	Senior	31	29	HOME (City of Downey)	2039
Birchcrest Apartments	Rental	Family	64	62	HUD Sec. 236	2055
Clark Manor	Rental	Family	41	41	HOME	11 units restricted, 2048
ADCO Apartments	Rental	Family	8	8	HOME	2059
Elm Vista	Townhome, Owner Occupied	Family	6	6	HOME	2062
Total			200	195		

Source: California Housing Partnership (CHPC), 2020; City of Downey, 2020; SCAG Pre-Certified Local Housing Data, 2020

## Projected Housing Need (RHNA)

Housing-element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the Regional Housing Needs Assessment (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, the 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 Downey has a RHNA of 6,525 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**

Income Group	% of County AMI	# Housing Units Allocated	% Total Allocation
Very Low <sup>1</sup>	0-50%	2,079	32%
Low	>50-80%	946	14%
Moderate	>80-120%	915	14%
Above Moderate	120%+	2,585	40%
Total	---	<b>6,525</b>	<b>100%</b>

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 2,079 units can be split into 1,039 extremely low-income and 1,040 very low-income units.

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# downey general plan

# housing element

## CHAPTER 3. CONSTRAINTS ON HOUSING PRODUCTION

This section examines potential constraints on housing development in Downey. Government policies and regulations, the housing market, and other non-governmental limitations all impact the price and availability of housing and the provision of affordable housing. Some of the key factors constraining housing production include land availability, the economics of development, residential development standards and fees, and environmental factors like flooding or proximity to pollution sources, all of which can impact the cost and amount of housing produced.

State law requires that Housing Elements identify and analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. This constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of its housing goals.

### Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. The primary non-governmental constraints to the development of new housing are land and financing availability, construction costs, and environmental constraints. State law requires that the housing element generally assess these constraints, which can inform actions that local governments might take to offset the effects.

#### Development Costs

##### *Land Availability and Cost*

The price of land and cost of holding land throughout the development process are key components of the total cost of housing. 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. The very limited amount of vacant residential land available in Downey creates a significant constraint to the development of new housing. Land costs in Downey's single-family residential neighborhoods range from \$850,000 to \$1.65 million for approximately 0.5-acre properties.<sup>1</sup> The diminishing supply of land available for residential construction, combined with increasing demand for such development, has served to keep the cost of land high and

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<sup>1</sup> A review of available properties posted on Zillow and comparable sites in August 2020 show only two available vacant sites for sale. Land costs are estimated from this sample. See Downey CA Land, Zillow, Accessed August 2020, <https://www.zillow.com/downey-ca/land/>; Downey, CA Land for Sale, Landwatch, Accessed August 2020, [https://www.landwatch.com/California/land\\_for\\_sale/Downey](https://www.landwatch.com/California/land_for_sale/Downey)

rising across Southern California. In addition to demand, other 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.

The time needed to hold land for development can also increase the overall cost of a project due to the interest which accrues on acquisition and development loans, the preparation of the site for construction, and government processing times for applications for entitlements and permits.

Underdevelopment of properties, particularly on those zoned as R-3 multifamily, adds an additional constraint to the development of new housing. Even with an allowable 24 units per acre as permitted by the Downey Municipal Code, removing existing uses and redeveloping a property can be difficult. The market value of land and the costs of new construction may limit what a property owner may earn from developing a property at higher densities. Chapter 4, Housing Resources, includes an analysis and discussion of vacant and underutilized residentially zoned parcels that can accommodate new housing.

### *Construction Costs*

Construction cost is determined primarily by the cost of labor and materials. These are the most significant cost components of developing residential units, and they have grown dramatically in recent years. According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional \$80 per square foot.<sup>2</sup>

Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings which often require the use of more expensive materials, like steel, and need additional amenities such as parking structures.<sup>3</sup> Variations in the quality of materials, type of amenities, labor costs, and the quality of building materials could result in higher or lower construction costs for a new home. Prefabricated factory-built housing, with variation on the quality of materials and amenities, may also affect the final construction cost per square foot of a housing project.

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 are national and do not consider regional differences, nor do the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per square foot
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per square foot
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per square

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<sup>2</sup> Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Turner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, [http://turnercenter.berkeley.edu/uploads/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](http://turnercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf)

<sup>3</sup> Ibid., Raetz et al, p.4.



### Availability of Financing

The availability of capital to finance new residential development is another 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, since the mid-2010s, financing for new residential development has been available at reasonable rates. However, economic fluctuations due to COVID-19 beginning in March of 2020 caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low as of 2021, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

The availability of financing in a community also depends on the type of lending institutions active in the community, lending practices, the rates and fees charged, laws and regulations governing financial institutions, and whether there is equal access to those institutions. The City of Downey's analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications in the City provides a snapshot of the availability of financing to Downey residents as of 2021.

In 2017, 3,445 households in Downey filed housing loan applications. **Table 3.1** below shows the rate of approvals among home loan applications where a decision was rendered by a lending institution. Approval rates were lowest for home improvement loans (71.31 percent), or nearly 12 percentage points lower than the average approval rate for all loan applications in Downey in 2017 (83.12 percent).

Home improvement approval rates were also found to be lower during an assessment in the last housing cycle. The City continues to provide additional financial assistance to households that do not qualify for a traditional home improvement loan for rehabilitation and repair work.

**Table 3.1: Home Loan Application Activity in Downey, 2017**

Type	Number of Loan Applications <sup>1</sup>	Share of Loan Applications	Number Approved	Approval Rate
Home Purchase	925	33.44%	847	91.57%
Home Improvement	244	8.82%	174	71.31%
Refinancing	1,597	57.74%	1,278	80.03%
<b>Total</b>	<b>2,766</b>	<b>100.00%</b>	<b>2,299</b>	<b>83.12%</b>

Source: City of Downey; 2017 Financial Institutions Examination Council – 2017 HMDA Database

<sup>1</sup> Total does not include applications which were withdrawn or closed prior to a decision.

Approval rates during this period were highest for applicants from high-income households, where 82.3 percent of all loans were approved. Low-income households experienced an overall loan approval rate in 2017 of 78.3 percent, and middle-income households had an overall loan approval rate of 76.5 percent. Loan approval rates were generally highest for white applicants and lowest for Black applicants. Most Downey loan applicants were people from Latino/Hispanic backgrounds.

## 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 sites 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*

The City of Downey works with developers to help move housing projects forward and does not discourage a developer who may pursue a lower density than the maximum allowed. However, the City does inform the applicant about the Density Bonus section in the Municipal Code to gauge interest.

### *Building Permit Timeframe*

In Downey, the length of time between receiving approval for housing development and submittal of an application for a building permit is typically 60 days or less for single-family developments, and six to nine months for larger developments, depending on project complexity. For example, a multi-family residential project with complex grading and drainage plans may take longer to obtain permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals, factors which are beyond the City's control.

### *Local Efforts to Remove Non-Governmental Constraints*

This development analysis must also look at local efforts to remove non-governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category. In most parts of California, the primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs). 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 developers 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 and does not have programs to assist in financing private projects. Downey has offered to cover the cost of installation of utility connections for new, large housing developments. However, the City's ability to provide such assistance is limited. The City will continue to facilitate housing development through program actions related to providing development assistance—including continued streamlining and processing efficiencies such as creating an option for electronic plan check. As part of the State's Building Homes and Jobs Act (SB2, 2017) the City was awarded a grant to implement an online permitting and licensing program. The upgrades will expedite permit processing and reduce unnecessary delays.

# 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 development and affordability of housing—largely due to zoning regulations, fees, and delays in permit processes—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.”

Governmental constraints are policies, development regulations, standards, requirements, or other actions imposed by various levels of government upon land and housing ownership and development. Land use controls, building codes, processing procedures, and development fees are all factors that may hamper the maintenance, improvement, and/or development of housing in Downey. State and federal regulations such as those related to environmental protection, building codes, and other topics have significant and often adverse impacts on housing costs and availability, although they are important to ensure provision of well-constructed, safe units. While constraints exist at all levels of government, this section emphasizes policies and regulations that can be mitigated by the City of Downey.

## Land Use Controls

Housing supply and cost are greatly affected by the amount of land designated for residential use and the densities at which development is permitted. In Downey, more than half of the City is designated for residential uses. Single-family residential neighborhoods are by far the most common residential use, accounting for more than half of all land area.

The Land Use Element of the City of Downey's Vision 2025 General Plan sets forth policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. **Table 3.2** summarizes the General Plan land use designations and zoning districts that allow residential development either by right or through discretionary review processes.

**Table 3.2: Residential General Plan Land Use Designations and Zoning Districts**

General Plan Land Use Designations	Density	Corresponding Zoning Districts
Low Density Residential	1 to 8.9 units per acre, based on lot size <sup>1</sup>	R-1, Single Family Residential
Low/Medium Density Residential	9 to 17 units per acre	R-2, Two Family Residential
Medium Density Residential	18 to 24 units per acre	R-3, Medium Density Multiple-Family Residential; R-3-O, Multiple-Family Residential Ownership Zone
Mixed Use	Maximum of 24 units per acre	M-U, Mixed Use

Notes:  
 1. The city has five R-1 variations based upon lot size: R-1 5,000, R-1 6,000, R-1 7,500, R-1 8,500, and R-1 10,000.  
 Source: City of Downey, Vision 2025 General Plan, 2005

The Downey Vision 2025 General Plan Final EIR (2005) estimates a total residential “build out” of 36,915 units on all vacant and developed residential land, which was 2,156 units above the City’s existing housing stock at the time. Most residential land in Downey is already developed, but some parcels are underutilized, meaning the developed densities are below the maximums allowed by the Zoning Code. Most new housing units are likely to come from these underutilized residential properties as they are redeveloped with higher density developments. The increasing ease with which Accessory Dwelling Units (ADUs) can be constructed due to changes in State law will affect residential yield, particularly given the substantial land area in Downey occupied by single-family homes.

Aside from the three residential zones in the City that accommodate residential development (R-1, R-2, and R-3 zones), the City has also identified opportunities in which commercial properties can be “recycled” for residential purposes. In 2010, the Downey City Council adopted the *Downtown Downey Specific Plan*, identifying it as a “residential development opportunity area” for the development of mixed-use, multi-family housing. The *Downtown Downey Specific Plan* was initiated by the City to guide growth and residential development in the downtown area, encourage economic revitalization, and create a vibrant center of activity for the City. The Specific Plan includes objectives to focus growth in Downtown by allowing and promoting higher density residential and mixed-use development and to develop residential uses for all income levels. It establishes 131 acres as five unique land use districts, four of which allow mixed-use and residential development by right and permit residential development at the following densities:

1. Downtown Core – 20 to 40 dwelling units per acre
2. Downtown Residential – 8 to 40 dwelling units per acre
3. Firestone Boulevard Gateway – 40 to 75 dwelling units per acre
4. Paramount Boulevard Professional – 20 to 40 dwelling units per acre

**Table 3.3** presents the development standards for the *Downtown Downey Specific Plan* area.

**Table 3.3: Downtown Downey Specific Plan Regulations**

Design Standards and Guidelines	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Minimum Lot Size	2,500 SF	5,000 SF	20,000 SF	10,000 SF	*
Maximum Lot Coverage	80%-100% Commercial and Mixed-Use/ 60% if Residential Only	Lot Coverage Varies	100%	80% Commercial and Mixed-Use/ 60% if Residential Only	*
Maximum Floor Area Ratio (FAR)	1.5 FAR	1.5 FAR	3.0 FAR	2.0 FAR	*
Maximum Height Limit (See Section 3.6.2, Exhibit 3.2)	3 stories/ 45 ft	4 stories/50 ft	6 stories/75 ft	4 stories/50 ft	*
Minimum/Maximum Density	20-40 du/ac	8-40 du/ac	40-75 du/ac	20-40 du/ac	*
Minimum Unit Sizes	One bedroom - 600 square feet Two bedroom – 750 square feet Three bedroom – 1,000 square feet				*

Source: Downtown Downey Specific Plan, adopted September 2010.

The City adopted a density bonus ordinance in 2008 as part of its comprehensive update to the Zoning Code. While consistent with Government Code 65915 at the time of adoption, the State Legislature has passed numerous changes to the density bonus requirements. **Chapter 6: Housing Plan** includes programmatic actions to ensure the City’s density bonus ordinance is consistent with the most current State laws.

**Table 3.4** summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed (A) or conditionally permitted (CUP).

**Table 3.4: Zoning Districts and Permitted Land Uses**

Land Uses	R-1	R-2	R-3	R-3-O	Mixed Use	Notes
Single-family Dwelling	A					
Duplex Dwelling		A	A	A		Site Review for R-3 and R-3-O
Multi-Family Dwelling			A	A	A	
Housing for Agricultural Employees						
Accessory Dwelling Units	A	A	A	A		Subject to Section 9414
Mobile/Manufactured Home	CUP	CUP	CUP	CUP		
Emergency Shelter, ≤30 residents						
Emergency Shelter, >30 residents						
Transitional/Supportive Housing	A	A	A	A	A	Subject to Section 9430.06
Single Room Occupancy			CUP			Subject to Section 9430.06
Residential care, ≤ 6 clients	A	A	A	A	A	
Residential care, > 6 clients	CUP	CUP	CUP	CUP	CUP	
Senior Housing Development			A	A	CUP	Subject to Section 9418

Source: City of Downey Municipal Code, 2020

### **Residential Development Standards**

The City's current residential development standards are typical for those cities immediately surrounding Downey, many of which developed and matured along the same timeline. Permitted densities, yard setback requirements, and other standards regulating residential development in the City are in concert with those being used by surrounding jurisdictions and to a great extent throughout the suburbs of Los Angeles and Orange Counties.

The Downey Zoning Code limits all single-family residential building heights of 28 feet and no more than two stories. Multi-family building heights are limited to 35 feet or three stories, whichever is less. The Zoning Code offers a height and/or density bonus for projects with affordable units. The application of these incentives, particularly in multiple-family residential zone districts (R-2 and R-3 zones), has resulted in the redevelopment of parcels that were previously underdeveloped with new, larger residential projects. Typical redevelopment includes demolition of current structures and the construction of new units to the allowed maximum density (24 du/acre), usually consisting of multi-family dwellings with units located over ground-floor garages.

The City completed a comprehensive update to the residential development standards in May of 2021. The adopted residential development standards place slightly greater restrictions on the permitted sizes of houses in R-1 zone districts, including more restrictive setback requirements. These standards aim to

limit the size of single-family homes and discourage over-sized homes considered incompatible with homes in existing single-family neighborhoods (“anti-mansionization.”) For properties in the R-3 zoning district, the development standards are unchanged (setback, height, and parking requirements). Current residential development standards for multi-family are similar to those of surrounding jurisdictions and do not appear to constrain development, as evidenced by prior projects that involved private redevelopment activity. The regulations also provide incentives and concessions, including higher building heights, for density bonuses to facilitate construction of affordable units. To encourage multi-family unit development, the City will review and, if necessary, revise the lot area per dwelling unit requirement to a simple maximum density standard for a more flexible yield. The City will also review and potentially revise height limits in the R-3 zoning district and evaluate the continued need for minimum unit sizes for residential development or the need for height limit differentiation in different parts of the R-3 zone. The current residential development standards for single-family development are shown in **Table 3.5** and development standards for multi-family development are summarized in **Table 3.6**.

**Table 3.5: Single-Family Development Standards, Revised May 2021**

Development Standard	Zone				
	R-1 – 5,000	R-1 – 6,000	R-1 – 7,500	R-1 – 8,500	R-1 – 10,000
Lot area - minimum (square feet)	5,000	6,000	7,500	8,500	10,000
Lot width - minimum (feet)	50	50	60	65	70
Lot depth - minimum (feet) interior lots  corner lots	Lot depths shall be within ten percent (10%) the average depth of the two (2) abutting R-1 lots on both sides of the subject lot located on the same side of the street.  Corner lots shall be within ten percent (10%) the average depth of the adjoining two R-1 lots along the common front yard frontage.				
Floor area ratio – maximum (a)	.45	.45	.45	.45	.45
Lot coverage – maximum	45%	45%	45%	45%	45%
Building height - maximum (feet) <sup>(b)</sup> main building accessory building	28 12	28 12	28 12	28 12	28 12
Front setback (1 <sup>st</sup> floor) – minimum (feet) <sup>(c,d)</sup>	20	20	20	20	20
2 <sup>nd</sup> floor front setback – minimum (feet)	At the 2nd story façade facing a front yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1st floor façade facing a front yard. Any additional portions of a 2nd floor facing a front yard shall be setback a minimum of five (5) feet from the 1st floor façade.				
Rear setback - minimum (feet) <sup>(d)</sup>	20	20	20	20	20
Side setback (1st floor) - minimum (feet) <sup>(e,f)</sup>	Ten percent (10%) lot width, but not less than five feet (5’) and not to exceed fourteen feet (14’)				
2nd floor side setback - minimum (feet)	At the 2nd story façade facing a side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1st floor façade facing a side yard. Any additional portions of a 2nd floor facing a side yard shall be setback a minimum of five (5) feet from the 1st floor façade.				
Street side setback (1st floor) - minimum (feet) d.	10	10	10	10	10

**Table 3.5: Single-Family Development Standards, Revised May 2021**

Development Standard	Zone				
	R-1 – 5,000	R-1 – 6,000	R-1 – 7,500	R-1 – 8,500	R-1 – 10,000
2nd floor street side setback - minimum (feet)	At the 2nd story façade facing a street side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1st floor façade facing a street side yard. Any additional portions of a 2nd floor facing a street side yard shall be setback a minimum of five (5) feet from the 1st floor façade.				
Dwelling unit size - minimum (square feet)(g)					
one (1) bedroom	700	700	700	700	700
two (2) bedroom	850	850	850	850	850
three (3) bedroom	1,100	1,100	1,100	1,100	1,100
four (4) bedroom	1,300	1,300	1,300	1,300	1,300
more than four (4) bedrooms	1,500	1,500	1,500	1,500	1,500
Building separation - minimum (feet)(h)					
wall to wall	5	5	5	5	5
eave to eave	3	3	3	3	3
Walkway width – maximum (feet)	6	6	6	6	6

Source: City of Downey Municipal Code, 2021

Notes:

(a) Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of 0.50, in accordance with the provisions of Section 9312.08(B)(2).

(b) Porch features, such as but not limited to entry porches, covered patios, and porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed twelve feet (12'). Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed sixteen feet (16'). Slope and pitch must be equal to main structure.

(c) Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.

(d) Garage setbacks are subject to Sections 9710 and 9534.22.

(e) Any decimal fraction shall be rounded up to the nearest inch.

(f) 1st floor side yard setbacks may be reduced subject to Section 9534.

(g) Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

(h) Building separation for rear detached garages is also subject to back up triangle requirements located in Section 9710.

**Table 3.6: Multi-Family Development Standards**

Development Standard	Zone		
	R-2	R-3	R-3-O
Lot area - minimum (square feet)	5,000	10,000	10,000
Lot area per dwelling unit - minimum (square feet)	2,500	1,980 1,815 (for lots greater than 15,000 square feet)	1,980 1,815 (for lots greater than 15,000 square feet)
Lot width - minimum (feet)	50	100	100
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots		
Lot coverage - maximum (percent)	50	50	50
Building height - maximum (feet)			
main building	30 feet or two stories, whichever is less	35 feet or three stories, whichever is less (a)	35 feet or three stories, whichever is less (a)
accessory building	12 feet	12 feet	12 feet
Yard setbacks - minimum (feet) front			
front	20	15	15
rear	20	see note (b)	see note (b)
Yard setbacks (side) minimum (feet)			
interior (c)	5	5 (c)	5 (c)
street	10	7.5	7.5
Dwelling unit size - minimum (square feet)(d),(e)			
studio units	--	500	500
one (1) bedroom	700	600	600
two (2) bedroom	850	800	800
three (3) bedroom	1,100	1,000	1,000
four (4) bedroom	1,300	1,300	1,300
Building separation - minimum (feet)	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5
Usable open space area per dwelling unit – minimum (square feet)	--	200	200

Source: City of Downey Municipal Code, 2020

Notes:

(a) When abutting R-1 or R-2 zoned properties, the variable height requirement shall apply in accordance with Section 9534.24.

(b) When the rear yard abuts an R-1 Zone, the following minimum setbacks are required: twenty (20) feet for a one (1) story building, thirty (30) feet for a two (2) story building, and forty-six (46) feet for a three (3) story building. When the rear yard area abuts a fully dedicated public alley, the following minimum setbacks are required: no setback required for a one (1) story building, ten (10) feet for a two (2) story building, and twenty-six feet for a three (3) story building. When the rear yard area abuts another R-3 Zone the following minimum setbacks are required: ten (10) feet for a one (1) story building, fifteen (15) feet for a two (2) story building, and twenty (20) feet for a three (3) story building.

(c) When abutting the R-1 Zone, the minimum setback shall be ten (10) feet.

(d) Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

(e) Each additional bedroom over four (4) shall be a minimum of one hundred thirty (130) square feet.



### *On- and Off-Site Improvement Requirements*

Site improvements and property dedications are important components of new development and contribute to the creation of quality housing, providing requisite infrastructure and property enhancements. Housing construction in Downey is subject to a variety of site improvement and building code requirements. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements to serve their projects.

On-site improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, urban runoff water quality controls, and amenities such as landscaping, fencing, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, and bicycle lanes
- Water and sewer systems connections
- Public facilities for fire, school, and recreation, or fair-share fees based on nexus studies

On- and off-site improvement requirements for residential development in Downey are imposed on a case-by-case basis. In general, full street width dedication is required and construction of sidewalks where widening is needed. The typical residential street in Downey has a 60-foot width, which includes 36 feet from curb-to-curb and a 12-foot-wide parkway/sidewalk on each side of the street. Project applicants are required to cover all public right-of-way improvements per City standards. On- and off-site improvements have not been determined to be a constraint to the development of affordable housing, as they are uniformly applied and necessary to meet public health and safety requirements and provide public benefit.

In May 2021, the City adopted subdivision standards for single family R-1 zones, and it includes standards for minimum lot dimensions; lot placement and orientation; private roads; parking; and landscaping. R-2 and R-3 standards have not been changed.

### *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, such as inclusionary housing ordinances and short-term rental ordinances. The City of Downey has neither of these ordinances nor any other ordinance, including those applicable to the division of land, that restrict residential development or the use of residential properties. In 2021, the City initiated an inclusionary housing feasibility study and, if shown to be appropriate for Downey, will consider adopting an inclusionary housing ordinance and program during the planning period. As the City studies its viability, it will also determine what constraints such an ordinance might have on residential development in the City.

### *Codes and Enforcement*

In addition to land use controls, local building codes also affect the cost of housing. Downey has adopted the 2019 edition of the California Building Code, based upon the 2018 International Building Code (IBC), which establishes minimum construction standards. As required of all jurisdictions in California, Downey has adopted the 2019 California Green Building Code established construction standards necessary to protect public health, safety, and welfare. Provisions in the California Building Code include measures to ensure barrier-free design in all buildings, facilities, site work, and other developments to which this code applies and to ensure that they are accessible to and usable by and/or for persons with disabilities.

The City has adopted local amendments to the Building Code. Many are technical in nature and relate to structural seismic resistance, seismic design provisions, and the quality of materials used during construction.

### **Code Enforcement**

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The Code Enforcement Division is responsible for code enforcement activities in the City, and compiles statistics on the number and type of code complaints it receives. According to the Code Enforcement Division, 5,768 code enforcement cases were filed in 2020, related to building regulations and health and safety.

Code enforcement cases typically involve required maintenance of a property or illegal construction within the City's residential zoning districts. Residents are encouraged to apply for rehabilitation assistance when applicable, and they may be eligible for a grant up to \$35,000 to be used for exterior painting, the correction of code enforcement violations, accessibility improvements for the physically disabled, and to fix health and safety concerns. Some mandatory improvements residents may be asked to address are items such as the installation of smoke and carbon monoxide detectors, security locks on all doors and windows, attic insulation, and lead-based paint removal.

According to the Chief Code Enforcement Officer, investigations of property maintenance complaints usually involve overgrown and un-kept landscaping, peeling paint, broken windows and screens, deteriorated roofs and other property deficiencies that indicate prolonged deferred maintenance. The illegal conversion of garages to living quarters, on the other hand, can indicate the presence of overcrowding due to a lack of affordable housing in the community. Although there are other categories of code enforcement complaints received by the Code Enforcement Division, these two types of complaints are the most common that relate to housing condition and affordability.

Article VIII, Chapter 7 (Abandoned and Vacant Property Registration and Maintenance) of the Downey Municipal Code, requires registration of unoccupied properties to guard against blight and protect investments of surrounding property and business owners. These regulations also help guard against deterioration of vacant residential properties, thus helping to protect the existing housing stock.

### **Zoning for a Variety of Housing Types**

Housing Element law requires jurisdictions to identify available sites in appropriately zoned districts with development standards that encourage the development of a variety of housing types for all income levels. These include multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

#### **Multi-Family Rental Housing**

Multi-family housing represents 42 percent of all housing units in the City. Downey's zoning code allows multi-family units as permitted uses in the R-2 (as duplexes), R-3, R-3-O, and Mixed-Use zones. The City has also identified the *Downtown Downey Specific Plan* area as an opportunity area for the development of multi-family housing.

The number of multi-family units has increased in recent years as underdeveloped multi-family zoned lots with only one unit have been redeveloped at higher densities. Examples of recent multi-family development on parcels where a single unit existed include:

- 8139 4th Street– 4-unit development
- 8117 2nd Street– 6-unit apartment complex
- 9553 Firestone Blvd– 24-unit condominium development
- 8104 Stewart and Gray Rd– 7-unit townhome development
- 10734 Paramount Blvd (multiple addresses)– 117-unit townhome development
- 7940 Telegraph Rd– 39-unit townhome development

In 2015, the first new multi-family residential project was developed within the *Downtown Downey Specific Plan* area. The 50-unit project, named Downey View, is deed restricted for very low (five units) and low income (45 units) households. The Specific Plan area offers significant opportunities to accommodate the City’s RHNA allocation, given allowed densities and the sites available.

Many lots zoned for multi-family use are occupied by single-family homes throughout the City. Downey continues to encourage the redevelopment of such properties through development incentives such as density bonuses, shared parking and parking reductions, development standard modifications, and fee modifications.

### *Mobile Homes/Manufactured Housing*

State law requires that mobile and manufactured homes be allowed in residential zones. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured or mobile homes can be regulated by the City. Under the City’s zoning regulations, manufactured housing (listed in the zoning code as prefabricated housing) is a permitted use in all residential zones. Mobile home developments (mobile home parks) are permitted with a CUP in all residential zones. Data available from the Department of Homeland Security and verified by the City show there were 189 mobile homes in Downey in four Mobile Home Parks in 2018 (see **Table 3.7** below).<sup>4</sup>

**Table 3.7: Downey Mobile Home Parks**

Name	Address	Number of Units
ACE Trailer Park	12265 Woodruff Avenue Downey, CA 90241	70
Orange Grove Mobile Home Park	13331 Lakewood Boulevard Downey, CA 90242	48
SUN Trailer Park	12532 Lakewood Boulevard Downey, CA 90242	30
Tri-City Mobile Lodge	13441 Lakewood Boulevard Downey, CA 90242	41
	<b>Total:</b>	<b>189</b>

Source: DHS, 2018; Downey Planning Division, 2020

<sup>4</sup> Homeland Infrastructure Foundation Level Data, Mobile Home Parks, Downey, CA, 2018, accessed August 2020 from: <https://hifld-geoplatform.opendata.arcgis.com/datasets/mobile-home-parks/data>

### *Accessory Dwelling Units*

Accessory dwelling units (ADUs) can be a unique source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low, low, and moderate-income households by increasing the number of rental units available within existing neighborhoods. SCAG 2020 affordability estimates show that about 69 percent of ADUs would be affordable to lower income households. Consistent with the Government Code Section 65852.2, Downey permits ADUs by right in single-family residential zones [R-1] and are subject to all development standards of the underlying zoning district with a few minor exceptions. The City will continue to promote ADUs as a key strategy to accommodate both the low and moderate income RHNA allocations.

The City last updated its ADU ordinance in 2018, expanding the areas citywide where ADUs are permitted. The State Legislature has passed numerous changes to the ADU requirements to promote their development, including additional regulations that became effective after the City's 2018 ADU ordinance update. These include allowing ADUs to be built concurrently with a single-family home, expanding areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities such as special districts and water corporations, reducing parking requirements, and eliminating owner-occupancy restrictions at least through 2025. The Housing Plan commits the City to adopting an updated ADU ordinance to fully comply with all current ADU regulations set forth in the Government Code.

### *Emergency Shelters*

Government Code Section 65583(a)(4) requires jurisdictions to permit emergency shelters without a CUP or other discretionary permit. In 2013, Downey passed an ordinance amending the zoning code to allow emergency shelters (with up to 30 occupants) and transitional living facilities in the Hospital-Medical Arts (H-M) zone by right without any other discretionary permit required. Emergency shelters with more than 30 occupants require a CUP in the H-M Zone.

Two clusters of land are zoned H-M, which promotes medical offices and other medical-related uses. One cluster of approximately 37 acres in the Downtown/Brookshire Avenue area includes the Downey Regional Medical Center and PIH Health Downey Hospital, Downey Community Health Center, Brookshire Manor senior community, and the Family Support Center. A second smaller cluster of nine acres near the Downey Landing commercial development includes several assisted living and nursing home facilities. As of early 2021, no properties are available in these two areas to accommodate shelters for the 231 unsheltered homeless persons identified in the City during the 2020 Los Angeles County Point-In-Time Homeless Count.

AB 101 from the 2019 legislative session requires that Low-Barrier Navigation Centers be allowed as a by-right use in mixed use and nonresidential zones that permit (by-right or conditionally) multi-family uses. Low Barrier Navigation centers currently are not addressed in the zoning code. The City is creating a new Rancho Los Amigos South Campus Specific Plan, which will allow for emergency shelters in three of four districts, and will include Low Barrier Navigation Centers in a manner that meets the requirements of AB 101.

### *Transitional Housing and Supportive Housing*

Pursuant to State law, Downey permits transitional or supportive housing (with six or fewer residents) in all residential zones, as well as in the H-M zone. In Downey, transitional and supportive housing are

considered single-family or multi-family uses and thus are held to the same underlying zoning standards as other residential uses in the same residential zoning district.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. The law prohibits local governments 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 (at least 25 percent of units or 12 units, whichever is greater) by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements.

Downey is open to a ministerial review process for supportive housing. The City believes that this use would be appropriate in the Rancho Los Amigos South Campus Specific Plan area. The new Rancho Los Amigos South Campus Specific Plan (currently under development) will allow for transitional and supportive housing in a manner that meets the requirements of AB 2162.

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

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. An SRO 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. Downey's zoning code lists SRO housing in the Hospital Medical Arts (H-M) Zone as a permitted use and as a conditionally permitted use in the R-3 residential zone.

### **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 the California State Lanterman Developmental Disabilities Services Act (Lanterman Act), small state-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Downey is compliant with the Lanterman Act. As previously indicated, the Downey Municipal Code permits residential care facilities, including facilities for the disabled (with six or fewer residents), by right in all zones that allow residential uses. For group homes with seven or more residents, the City requires approval of a CUP in all residential zones. There are no facility concentration or distance requirements or similar limitations for either type of residential care facility. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. The CUP requirement for facilities with 7 or more residents is also not an impediment. City records show that applications for group homes for 7+ persons are not common. CUP findings for approval are as follows:

1. That the requested Conditional Use Permit will not adversely affect the intent and purpose of this article or the City's General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof;
2. That the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located;
3. That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area; and
4. That the traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

### *Definition of Family*

The City of Downey zoning code defines a "family" as "two (2) or more persons bearing the generic character of, and living together as, a relatively permanent single bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, lodging house, motel, rehabilitation center, rest home, or sorority."

### *Reasonable Accommodation*

Physical disabilities can hinder access to housing units of traditional design and limit one's ability to thrive. According to U.S. Census American Community Survey data, nearly 5,000 people in Downey have an ambulatory disability, and approximately 4,100 people have difficulty living independently. Nearly one in four seniors in Downey, or 23.1 percent of residents over the age of 65, have an ambulatory disability, while 19.6 percent of seniors cannot live independently.

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 is in the process of creating a reasonable accommodation ordinance, to be completed by the end 2021.

Housing opportunities for the physically disabled are maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. The City complies with the Federal Americans with Disabilities Act (ADA) and the most recent California Building Code regulations. In addition, the City administers the Housing Rebate and Grant Program that provides financial assistance to disabled households to perform modifications such as those described above.

### *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. The total fees vary from project to project based on type, existing infrastructure, and the

cost of mitigating environmental impacts. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued. Fees which are typically charged for a standard residential development are summarized in **Table 3.8**.

**Table 3.8: Fees Charged for Residential Development, FY2020-2021**

Fee Type	Fee
<b>Planning and Application Fees</b>	
Zone Variance	\$3,409
Zone Variance (R-1 Zone Only)	\$1,065
Conditional Use Permits	\$3,196
General Plan Amendment	\$6,392
Zone Change Code Amendment	\$6,392
Site Plan Review	\$3,196
Planned Unit Development	\$5,327
Specific Plan	Direct Cost + 10%
<b>Subdivision</b>	
Certificate of Compliance	\$1,065
Lot Line Adjustment/Lot Merger	\$1,065
Parcel Map	\$4,261
Tract Map	\$5,327
<b>Environmental</b>	
CEQA - Negative Declaration	\$1,811
CEQA - Mitigated Negative Declaration	Direct Cost + 10%
Environmental Impact Report	Direct Cost + 10%
County Clerk Recording Fee	Direct Cost

Notes: Appeal fees are charged for appeals of discretionary entitlements  
 Source: City of Downey Planning Division, adopted June 2020

Impact fees are also charged to cover the cost of providing municipal services or mitigating project impacts.

Fees collected from residential developers include school fees (\$3.79 per square foot) and an Art in Public Places fee, which applies to developments of more than four units at a value of one percent of the total project valuation up to a maximum fee of \$150,000. A parkland dedication fee is also required for each residential unit built and is adjusted annually for the Consumer Price Index. The current rate is \$500 per newly built single-family dwelling unit and \$380 per unit for multi-family dwellings. Two additional development impact fees include the Records Management Fee (0.2 percent of building permit valuation) and General Plan Revision Fee (0.2 percent of building permit valuation).

Residents are charged fees for refuse collection for single-family residences and pay a utility user's tax on electric, gas, and telephone. No utility tax is charged for water use.

As a means of assessing the costs that contribute to development in Downey, the City has updated and calculated the total Building, Planning, and Engineering fees associated with single-family and multi-

family development prototypes. **Table 3.9** presents the development fees for two recent developments in Downey, a 2,333 square-foot single-family unit and for a 916 square-foot multiple-family unit. For a single-family residential unit, development fees total approximately \$18,803. For a multiple-family unit, fees total approximately \$6,945. The most expensive fees are school fees, building permit fees, and for larger residential buildings, the Art in Public Places fee.

**Table 3.9: Development and Impact Fees Per Unit**

Permit Fees	Single Family Unit (a)	Multi-Family (per unit) (b)
Building Permit	\$3,487	\$1,149
Plan Check Fee	\$2,964	\$977
Disabled Access Plan Check Fee	N/A	\$107
Fire Plan Check Fee	\$137	\$35
Energy Conservation Plan Check Fee	\$326	\$107
Electrical permit	\$220	\$207
Mechanical permit	\$380	\$291
Mechanical Plan Check Fee	N/A	\$146
Plumbing permit	\$499	\$372
School Fee <sup>(c)</sup>	\$8,842	\$2,621
Parkland Dedication Fee	\$500	\$380
Art in Public Places Fee <sup>(d)</sup>	N/A	N/A
Deputy Inspector Registration	\$86	\$21
General Plan Revision	\$653	\$233
Plans Archival/Record Management	\$653	\$233
Strong Motion-State Quake Tax	\$42	\$61
Green Building Standards	\$14	\$5
<b>TOTAL</b>	<b>\$18,803</b>	<b>\$6,945</b>

Notes:

(a) Calculations based on a single-family unit 2,333 sq. ft. of living area with 535 sq. ft. garage space, with building valuation per unit of \$326,619.

(b) Calculations based on one unit of a multi-family four-unit development with 3,664 sq. ft. of total living area with attached 1,379 sq. ft. carport. Total building valuation is \$465,855.

(c) School fees are calculated as \$3.79 per residential square foot.

(d) Art in Public Places fee is calculated as one percent of valuation on residential buildings of more than four units with total building valuation of \$500,000 or more.

Source: City of Downey, 2020

Development fees make up approximately six percent of the median home purchase price.<sup>5</sup> Because many of these fees are determined by square footage, valuation, and factors such as the number of

<sup>5</sup> Sarah Mawhorter, David Garcia, and Hayley Raetz, *It All Adds Up: The Cost of Housing Development Fees in Seven California Cities*, Turner Center for Housing Innovation, University of California Berkeley, March 2018, pp.20-21, accessed from [http://turnercenter.berkeley.edu/uploads/Development\\_Fees\\_Report\\_Final\\_2.pdf](http://turnercenter.berkeley.edu/uploads/Development_Fees_Report_Final_2.pdf)



bedrooms, bathrooms, outlets, etc., it is difficult to accurately determine the average and actual fees charged to a developer for every residential development.

The City of Downey completed a fee analysis in 2018, which found that the City was recovering about half (54 percent) of all fee-related costs annually related to Building, Planning, Engineering and Fire services divisions, with Building and Planning related services making up the bulk of under-recovery of costs. Given that cost recovery percentages for these departments were well under the typical range seen in other jurisdictions, the study suggested the City consider adopting and implementing a Cost Recovery Policy, including a mechanism to annually update fees.<sup>6</sup>

### Local 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. As part of an SB2 Planning Grants funded effort, the City has made improvements to its Land Management Permitting System (Accela) including software updates, which will allow the City to implement industry standard best practices such as simultaneously processing various development permits, and electronic plan submittal. Implementing these changes will reduce the review period and permit issuance period for infill projects. Implementation is expected by late 2021.

Downey's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. The tables below outline the typical timelines for various residential projects. **Table 3.10** focuses more specifically on the individual entitlement approvals that may be required, providing estimated processing timelines for each as well as identifying the approving body. **Table 3.11** generally identifies the typical approvals required for single-family and multi-family projects, along with the estimated processing times of the planning and building departments.

Single-family dwelling unit applications typically take up to 60 days for a single unit on one lot. Multi-family development applications take six to nine months. Time increases due to complexity and the need for any General Plan amendments and more complex CEQA review, such as an EIR.

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<sup>6</sup> Matrix Consulting Group, Cost of Services (User Fee) Study, Final Report: City of Downey, California, April 2018, pp. 3-5.

**Table 3.10: Timelines for Permit Procedures\***

Type of Approval, Permit, or Review	Typical Processing Time (SF)	Typical Processing Time (MF)
Ministerial Review	60 days	90 days
Condition Use Permit	90 days (CUP is common for a large residential care facility in the R-1 zone)	Not common for multiple family projects
Zoning Amendment (Zone Change)	3-6 months	6-9 months
General Plan Amendment	6-9 months	6-9 months
Site Plan Review	No SPR required for SF	6-9 months
Tract Maps	3-6 months	4-6 months
Parcel Map	3-6 months	6-9 months
Initial Environmental Study	Not common for SF	6-9 months
Environmental Impact Report	Not common for SF	6-9 months

Source: City of Downey, 2020

**Table 3.11: Typical Processing Procedures by Project Type**

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
Typical Approval Requirements	Bldg. Plan Check Review	Tent. Tract/Parcel Map	Site Plan Review	Site Plan Review
	Permitting	Planning Commission	Planning Commission	Planning Commission
	Inspections	City Council	Plan Check	Plan Check
		Final Map	Permitting	Permitting
		Plan Check	Inspection	Inspection
		Permitting		
		Inspection		
Est. Total Processing Time	Planning = 30 days Plan Check = 10-14 days	Planning = 3-6 months if no accompanying rezone or plan amendment application. Plan Check = 30-60 days	Planning = 3-6 mos. Plan Check = 60-90 days	Planning = 6-9 mos. Plan Check = 60-90 days

Note: Processing times may vary by sq. ft., building type, design, complexity, and volume of workload; inspection times not included

Source: City of Downey, 2020

**Streamlining**

In response to State law, California cities are required to improve the efficiency of permit and review processes by providing “one-stop processing.” The City of Downey has fully implemented the provisions of the Permit Streamlining Act, which limits processing times for entitlements to a 30-day review period and 60 days for a hearing. Periodic surveys conducted by City staff show that local processing times are comparable to those experienced in neighboring communities.

To encourage and facilitate the development of a variety of housing types, City staff continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City diligently complies with all applicable streamlining policies and practices. Downey has modified its application packet to simplify and streamline the development application process and works with developers to ensure efficient case processing. In 2018, the City digitized resources, including archived building permits and planning entitlements, to further streamline permit processing and reduce the amount of time it takes to conduct property research. Upgrades were also made to the City's permitting software to ensure accurate information and speedier service. This includes zoning, general plan, land use, property owner information, prior planning cases, county assessor maps, and digital aerial photographs for each parcel.

Downey's comprehensive zoning map and General Plan land use map have also been digitized using enhanced geographic information system technology. The City is working to establish electronic plan check for 2021 for a more streamlined plan check review. Also, the City is committed to updating ADU standards and permit streamlining to comply with recent State legislation.

### *SB 35 Approval Process*

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, 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 its above-moderate-income RHNA, then the jurisdiction is subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of July 17, 2020, HCD determined that Downey is subject to SB 35 streamlining for proposed developments with 50 percent or greater affordability. As of early 2021, the City received one inquiry for SB 35 streamlining on an affordable housing project, but it did not qualify, so an SB 35 application for this development was not submitted. To accommodate any future SB 35 applications or inquiries, the Housing Plan includes a program to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Downey and provides SB 35 eligibility information.

### *Ministerial Review*

Many minor permits are issued requiring only “over-the-counter” approval, such as for residential room additions and residential rehabilitation permits (plumbing, electrical, roofing). In addition, the City allows the issuance of separate grading and foundation permits prior to the issuance of the building permits. Plans can be submitted to plan check prior to the Planning Commission and City Council final approval of the project with the submittal of a hold harmless agreement.

For single-family and two-family residence developments, no discretionary review process is required, and the proposed residential building application can proceed directly to plan check (assuming the proposed residence meets all the zoning requirements). The City Planner reviews all appeals of staff decisions regarding R-1 Zone development plan checks.

### *Discretionary Review*

Discretionary permits (such as variances, CUPs, and tentative maps) typically require three to six months to review and process for a public hearing, and processing time varies with the type of environmental review required. The Planning Commission remains the only entity in the discretionary review process, except when the processing involves a legislative action, or unless a Planning Commission decision is appealed. In these cases, approval by the City Council is required.

For multi-family projects, applications are subject Site Plan Review process, typically a six-to-nine-month process from the time an application is filed and building permits are issued for the project.

### *Design Review*

There is no design review requirement for single-family or multi-family residential projects in the City. However, a Site Plan Review is required for:

- All new permitted structures and site improvements in all zones except the R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 zone
- Any building moved onto a site

A Site Plan Review application includes the review of architectural design and development standards. The Planning Commission can deny the project based on incompatibility of the design. Recommendations to the applicant may be given on the night of the hearing where the hearing may be continued to a date certain once the applicant works with Planning staff.

Site plan review applications for multi-family residential projects are approved only upon adoption of the following findings, as noted in Municipal Code Section 9820:

- That the proposed development is in accordance with the purposes and objectives of the zone in which the site is located;
- That the proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City;
- That the site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets;
- That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities;
- That the site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare; and
- That the proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of the zoning code.

### *Environmental Review*

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. 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.

## **Affirmatively Furthering Fair Housing**

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the City of Downey 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

### *Fair Housing Enforcement and Capacity*

The City prepared an Analysis of Impediments to Fair Housing Choice Plan (AI) FY 2020-2024 to accompany the City of Downey’s 2020-2024 Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD) under federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program statutes. The 2020-2024 AI contains the following information about fair housing enforcement and capacity.

The City of Downey contracts with the Fair Housing Foundation (FHF), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. To promote awareness of fair housing laws, FHF implements targeted outreach and education programs for Downey residents for housing consumers including homeowners, prospective homebuyers, and tenants, as well as housing providers such as sellers, owners, real estate professionals, brokers, landlords, and property management firms. Using available data to analyze current discrimination trends, FHF disseminates brochures that promote awareness of specific fair housing issues to ensure that all persons can secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by laws. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination.

According to the 2021-2024 AI, during the most recently completed fiscal year covering July 1, 2018, to June 30, 2019, FHF provided direct client services to 264 Downey residents, landlords, property owners, real estate professionals, and property seekers. Among the direct clients served, 80 percent were in-place tenants of rental housing, comprising the largest segment of Downey residents requesting assistance from FHF.

General housing services provided by FHF involve the provision of advice to landlords, property owners, and tenants requesting advice on their rights and responsibilities under federal and State law. Most of the general housing services provided by FHF for Downey residents are by phone to FHF’s toll-free hotline. Residents may speak with a trained staff member with expertise in the resolution of many

common landlord-tenant disputes. Residents may also request to meet with FHF staff at their Long Beach or Orange County offices. During FY 2018-2019, FHF received 304 landlord and tenant inquiries (not all of which required direct services) from Downey residents, of which 201 (61 percent) were resolved by FHF by phone or correspondence without referral to another agency. In most cases, residents were informed of the law, civil code, and available remedies for their question or issue.

Each of the Downey residents receiving fair housing services from FHF during FY 2018-2019 originated from a general housing inquiry. The initial screening process for each of the 304 general housing inquiries resulted in the referral of 14 inquiries to the FHF Discrimination Department for further investigation and analysis. Of the 14 fair housing inquiries during 2018-2019, 10 were counseled and resolved by FHF after review of available facts and four inquiries required a case to be opened because information gathered through the screening and counseling phase substantiated possible discrimination. Each of the four cases that were opened involved in-place tenants of rental housing and none involved residents seeking a rental opportunity. One case involved alleged discrimination based on mental disability, one based on physical disability, one based on familial status, and one based on race.

### *Segregation and Opportunity Patterns and Trends*

The AFFH analysis must address areas of ongoing and concentrated segregation and integration and compare concentrations of protected characteristics and incomes. The following information discusses the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities.

#### *Race/Ethnicity*

Hispanic residents make up most of the City's population (74 percent). Compared with the County of Los Angeles, the City has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. Since 2010, the proportion of all non-Hispanic race/ethnic groups have decreased. **Figure 3.1** shows the distribution of non-white residents in Downey by Census block groups. Every block group in the City has a non-White population over 60 percent and there are no concentrations of non-White population.

A commonly used measure of segregation is the dissimilarity index which represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups." (AFFH - T). The City of Downey's Racial/Ethnic Dissimilarity Index presented in the 2020 AI compares extremely favorably to the Los Angeles/Orange County metro region in terms of absolute values, meaning that Downey is significantly more integrated than the region overall. However, an examination of overall trends reveals that the City is trending in the direction of more, not less, segregation at a rate that is significantly higher than that of the region overall. With respect to non-white residents, the level of segregation from whites, as measured by the Dissimilarity Index, has increased by over 55 percent since 1990. By contrast, although Downey is less segregated than the region according to the Dissimilarity Index, the regional level of non-white/white segregation has only increased by slightly under three percent during the same period. This trend is even more pronounced for Hispanic residents, as well as Asian and Pacific Islander residents, as they have experienced increased segregation by around 51 and 85 percent respectively, compared to five percent and nine percent respectively in the region. Black residents have experienced a decrease in their score with respect to White residents, as their score has decreased by around three percent in the jurisdiction. This is similar to what the region experienced as the region saw a decrease of about five percent.

### *Persons with 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, much of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing because of the limited number of such units. In Downey, 9,567 residents (8.5 percent) are living with a disability, of which 1,138 or 1.0 percent of residents are living with a developmental disability.

**Figure 3.2** shows the population of persons with a disability by Census tract. At a regional level, Downey is similar to the rest of the county in that almost all the census tracts have less than 20 percent of their population living with a disability. However, the map reveals there are slightly more disabled residents in two tracts (10 to 20 percent of residents). One tract is located north of Firestone Boulevard between Paramount and Lakewood Boulevard and includes the Civic Center. The second tract is in the area northeast of Lakewood Boulevard and Florence Avenue.

### *Familial Status*

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. In Downey, 6,832 (20.6 percent) of households are female headed; most female-headed households are renters (61.2 percent). A larger proportion of female-headed households live in poverty (16.7 percent) compared with all City households (9.9 percent).

**Figures 3.3** and **3.4** show the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) by Census tract. Several areas in Downey, north of Firestone Boulevard, show a concentration of children living in married couple households (more than 80 percent of children). **Figure 3.4** shows that all tracts in the City have less than 40 percent of children living in female-headed households. While there is no major concentration of children living in female-headed households, areas of the City south of Firestone Boulevard have a slightly higher proportion (20 to 40 percent) of children living in female-headed households.

### *Income Level*

According to U.S. Census 2018 5-year estimates, the median household income for Downey was \$71,948; compared with the County of Los Angeles median household income of \$64,251, the median income in Downey was 12 percent higher. Median household income differs by tenure; while renter-occupied median household income in 2020 was \$54,770, the owner-occupied median household income was almost twice that at \$92,179. Census data also estimates that in Downey, 9.9 percent of residents live in poverty, as defined by federal guidelines.

**Figure 3.5** shows median household income by Census block group and **Figure 3.6** shows poverty status by Census tract. In Downey, the highest median household incomes are located north of Firestone Boulevard. The lowest incomes are in areas of the city north and south of Florence Avenue and in the southwest corner of the City in and around the Rancho Los Amigos National Rehabilitation Center and Medical Center. Downey has a lower proportion of residents living in poverty compared with the surrounding region. In all areas of the City the percent of residents with incomes under the poverty level is less than 20 percent. Areas of the City between Paramount and Lakewood Boulevards and the area in and around Downey Landing have a slightly higher percentage of residents with incomes under the

poverty level (10 to 20 percent). There are no major concentration of residents living in poverty in Downey.

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

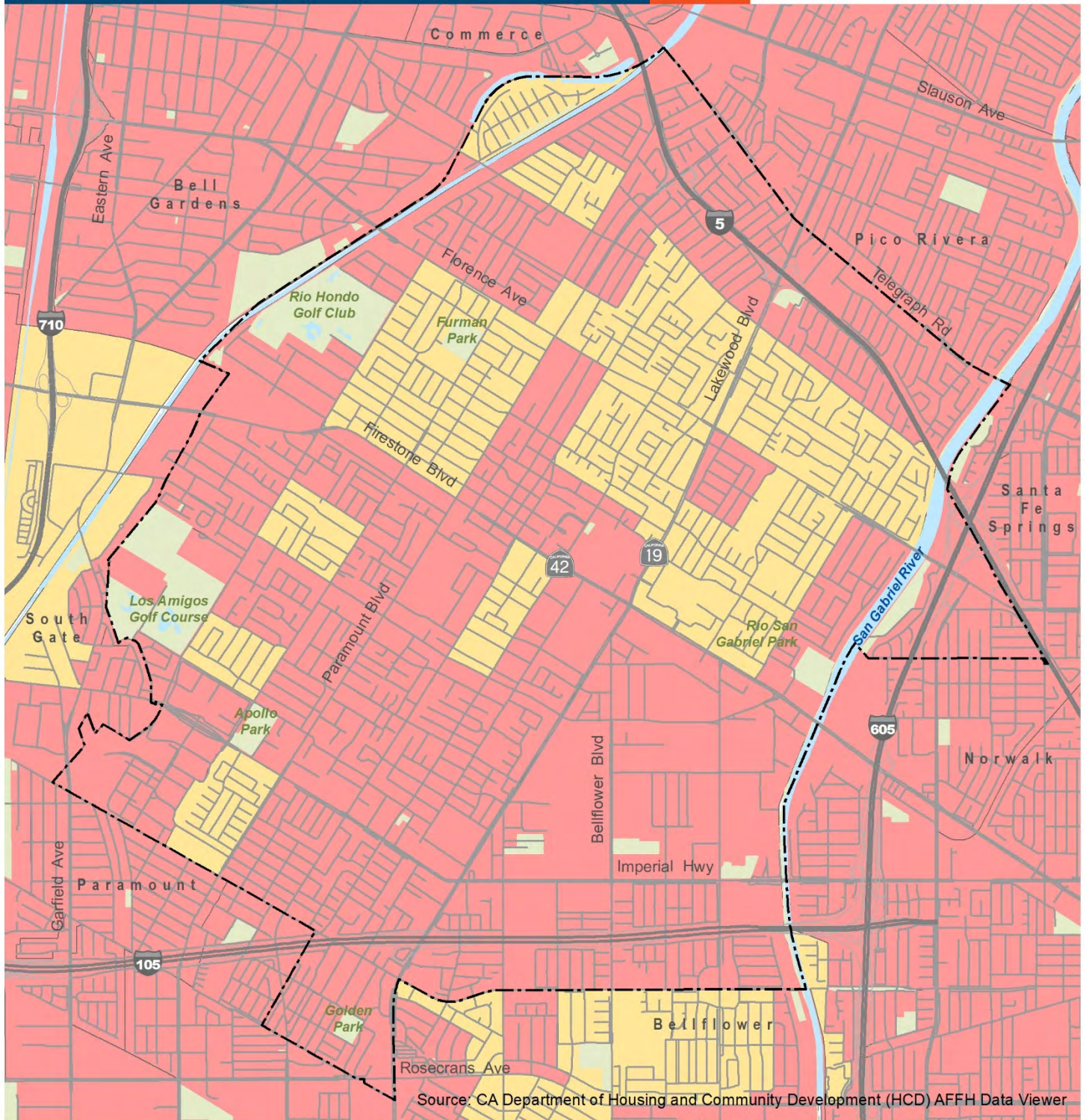
The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where: (1) the non-white population comprises 50 percent or more of the total population and (2), the percentage of individuals living in households with incomes below the poverty rate is either (a) 40 percent or above or (b) three times the average poverty rate for the metropolitan area, whichever is lower. The AI does not address R/ECAPs due to their absence within City boundaries which is confirmed by data in the HCD AFFH Data Viewer.

#### *Racially/Ethnically Concentrated Areas of Affluence*

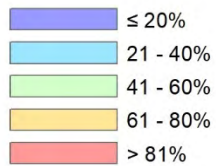
Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. As mentioned previously, there are no concentrations of non-Hispanic White residents in Downey. The City has a similar racial demographic makeup as the surrounding region. Downey is in an area of the Country with no concentrations of non-Hispanic White residents. In Downey, the highest median household incomes are located north of Firestone Boulevard. These areas do not have any concentration of non-Hispanic White residents.



# Figure 3.1: Racial Demographics (2018)



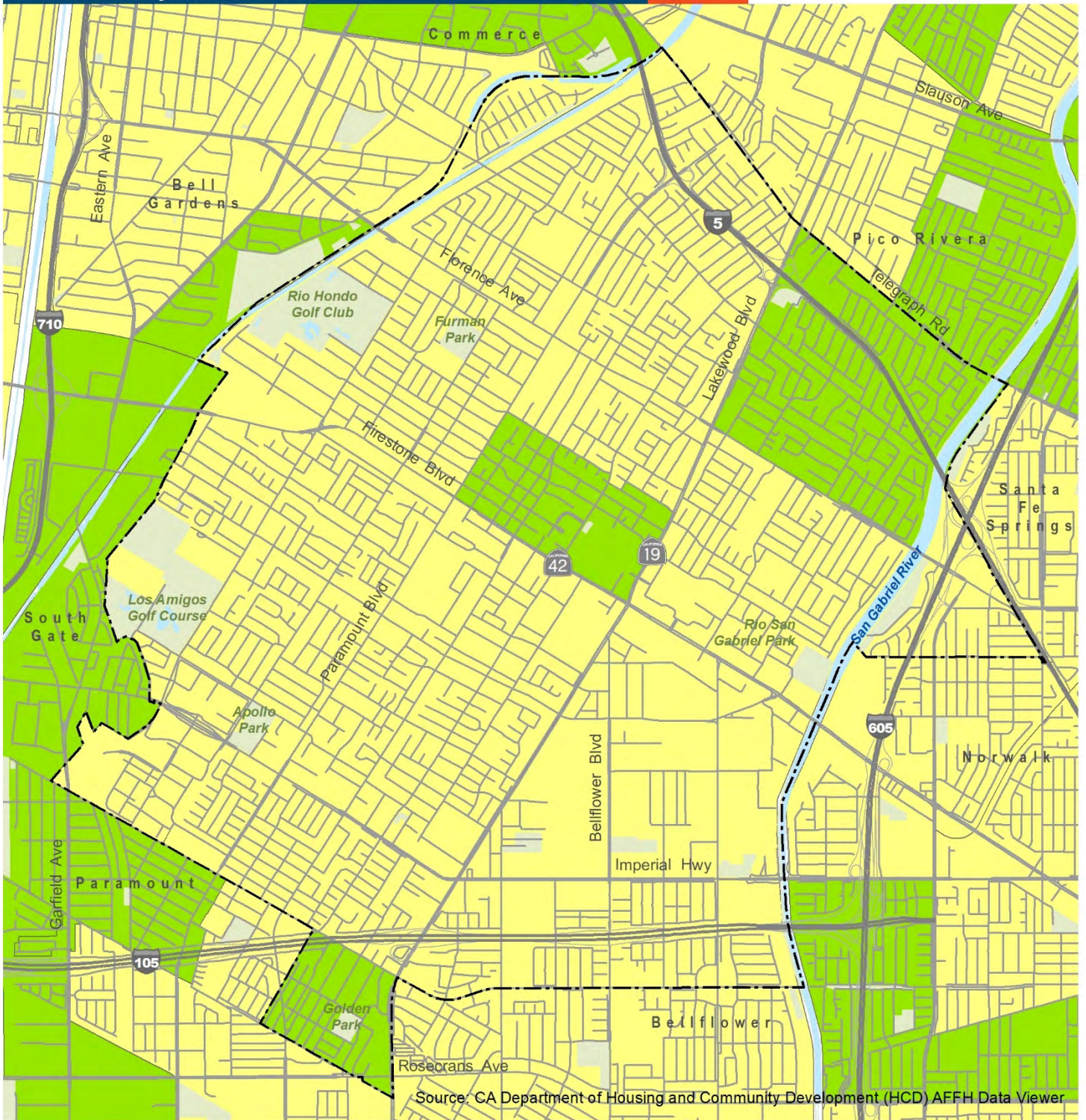
### Percent of Total Non-White Population



### Base Map Features



# Figure 3.2: Population with a Disability (2019)



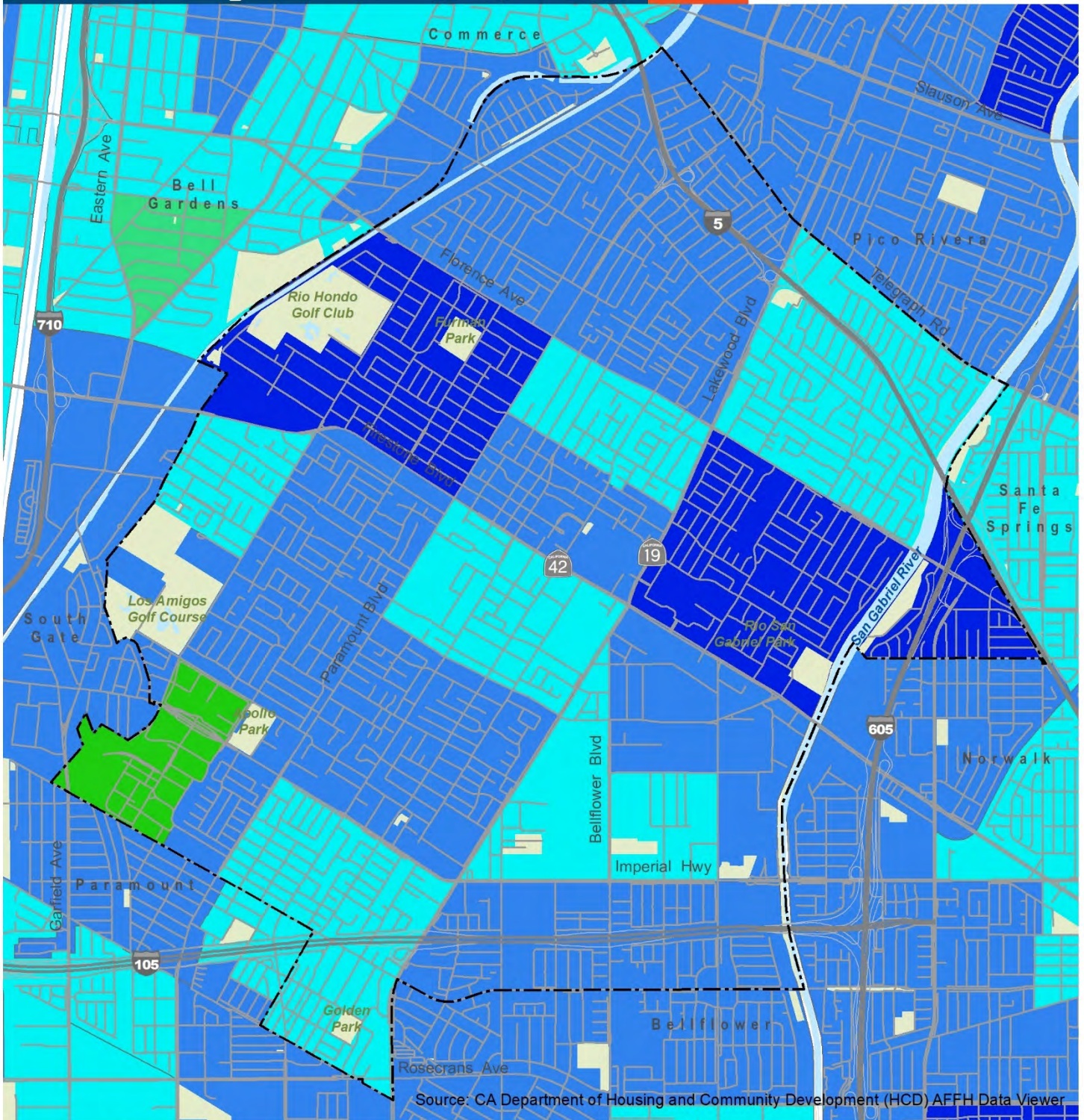
### Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

### Base Map Features

- City Boundary
- Water
- Open Space

# Figure 3.3: Percent of Children in Married-Couple Households (2019)



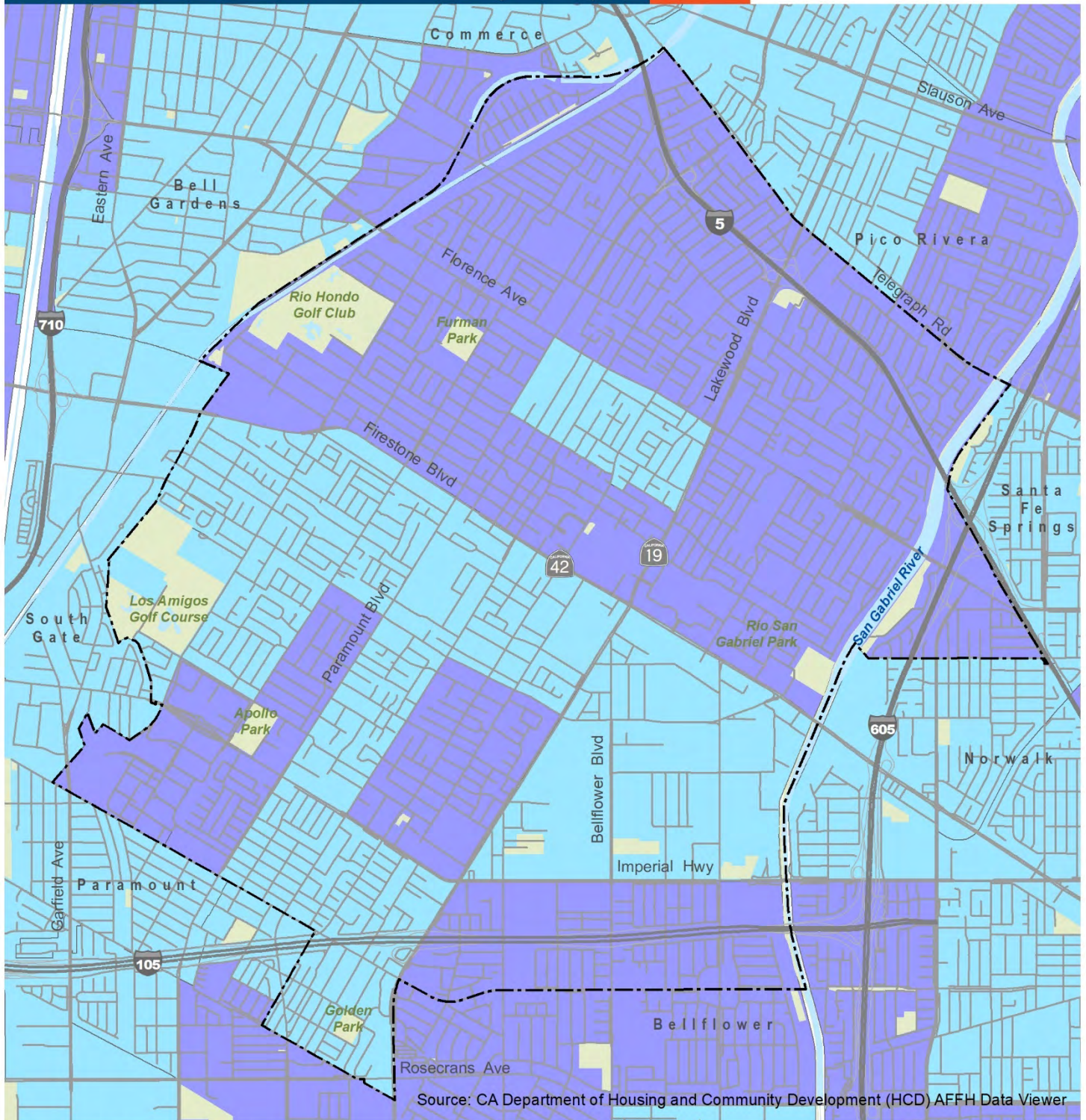
**Percent of Children in Married-Couple Households (2019)**

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

**Base Map Features**

- City Boundary
- Water
- Open Space

# Figure 3.4: Percent of Children in Female-Headed Households (2019)



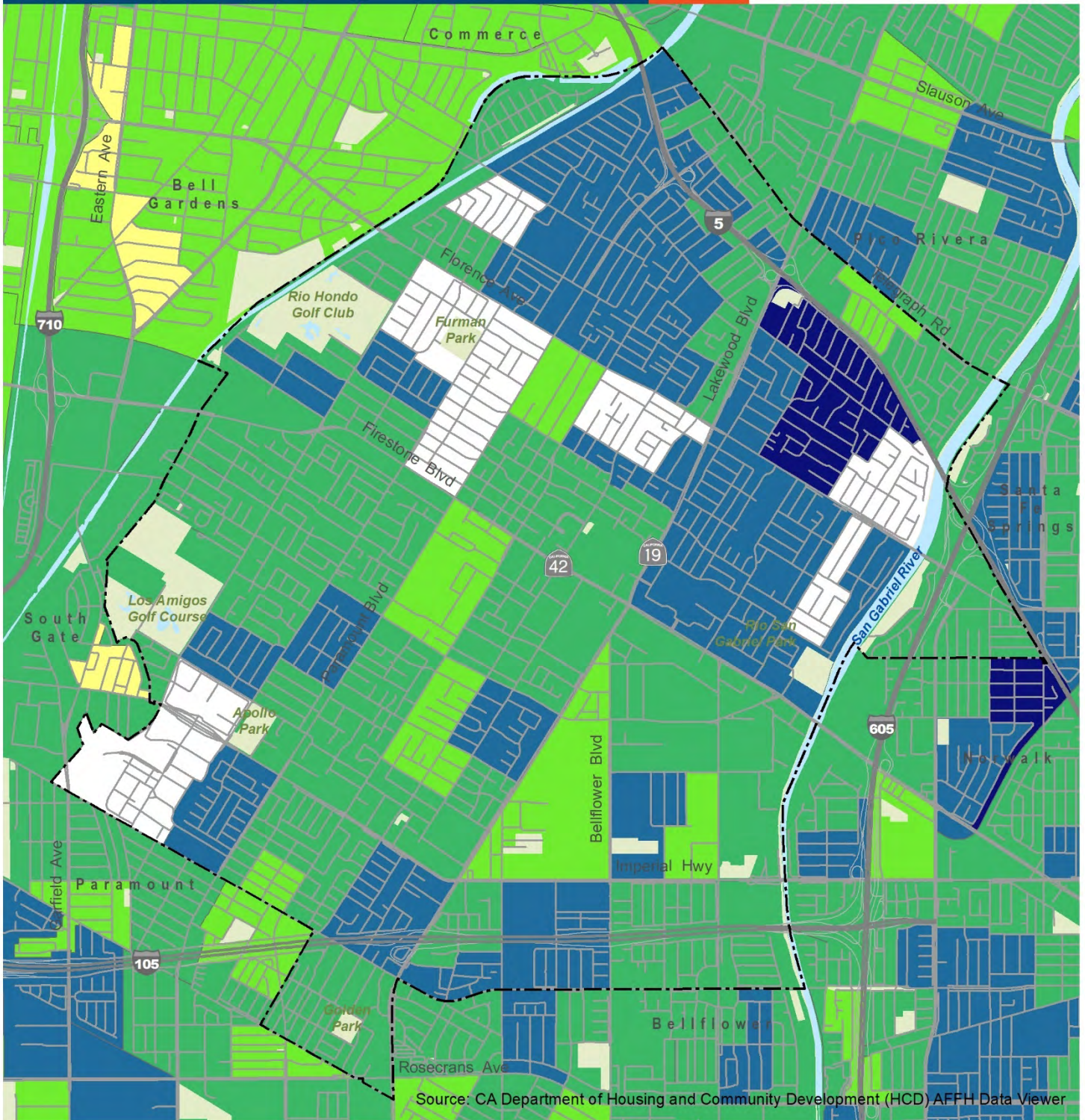
**Percent of Children in Female-Headed Households (2019)**

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

**Base Map Features**

- City Boundary
- Water
- Open Space

# Figure 3.5: Median Household Income (2019)



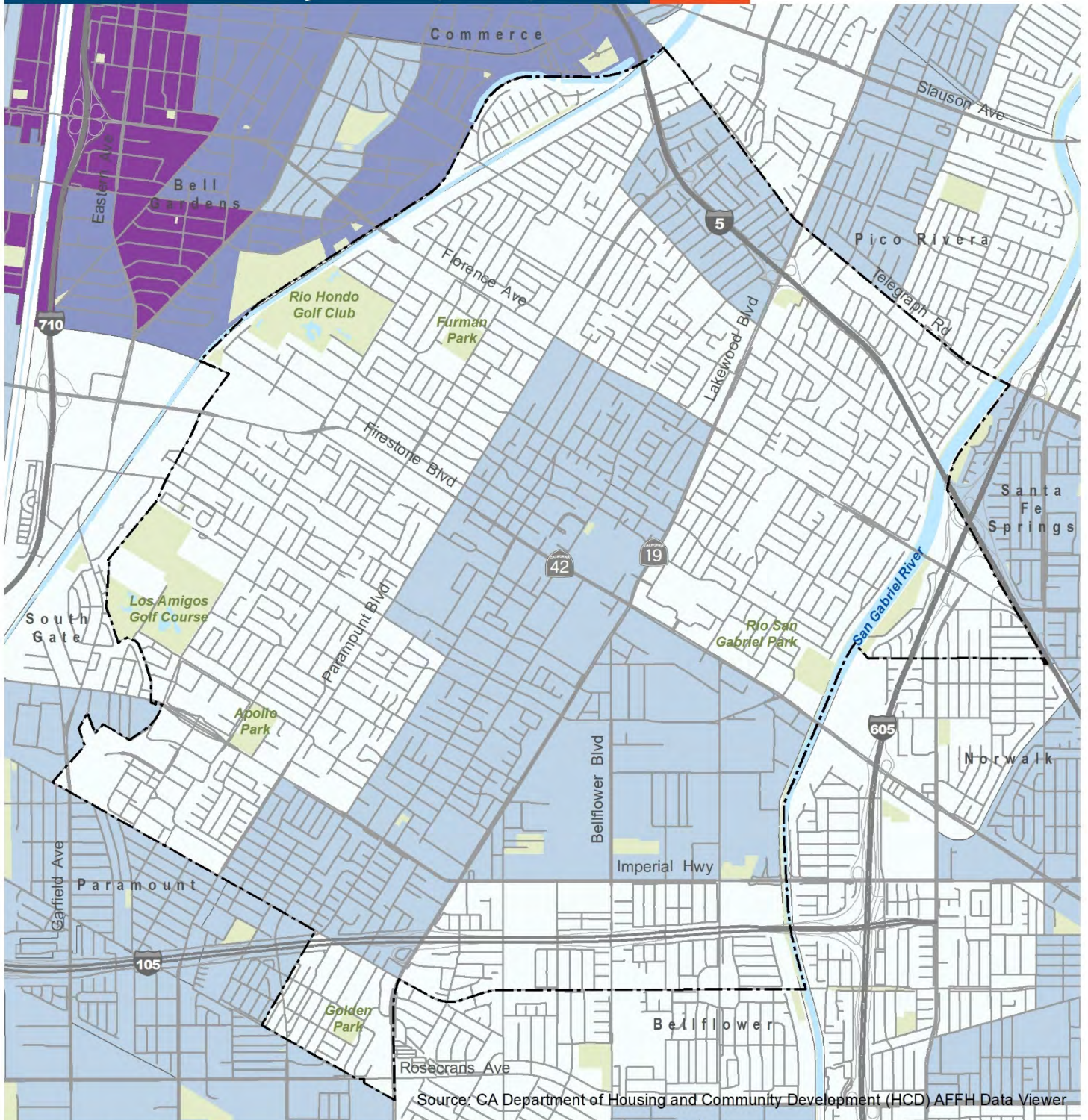
**Median Household Income (2019)**

- < \$30,000
- < \$55,000
- < \$87,000 (2020 CA Median Income)
- < \$125,000
- Greater than \$125,000
- No Data

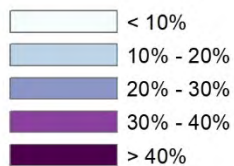
**Base Map Features**

- City Boundary
- Water
- Open Space

# Figure 3.6: Population with Incomes Below the Poverty Level (2019)



**Percent of Population with Incomes Below the Poverty Level (2019)**



**Base Map Features**



## Opportunity Access

The City's Analysis of Impediments (AI) presents findings for seven opportunity indices: environmental health, low poverty index, school proficiency index, labor market index, transit index, low transportation index, and the job proximity index.

- **The environmental health index** summarizes potential exposure to harmful toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. In Downey across every category, including those results reported for communities below the federal poverty level, Downey scores are well below the regional averages. Downey shows low environmental index scores across the board, regardless of the race or income of the individual.
- **The low poverty index** captures poverty in a neighborhood or jurisdiction where the higher the score, the lower the area's exposure to poverty. Downey's score for each category is either equal to, or well above, the region's average. This represents a much lower exposure to poverty in the jurisdiction. Of note is the lesser exposure that Black and Hispanic residents have in the jurisdiction, as the City's score for those groups is well above the regional scores.
- **The school proficiency index** uses test scores from fourth grade students to determine whether neighborhoods have high-performing, or low-performing, elementary schools. The higher the score, the higher the quality of elementary schools in the area. Compared to regional averages, the jurisdiction is performing in line with the region, with two exceptions for White and Asian and Pacific Islander residents, where the jurisdiction's scores are well below the regional average for those groups.
- **The labor market index** presents the general strength of human capital and labor market engagement in each area. The higher the score, the higher labor market engagement. Compared to the regional scores, Downey is, on average, performing slightly above the expected labor market engagement with two exceptions: for White and Asian and Pacific Islander residents, where the jurisdiction's scores are well below the regional average for those groups.
- **The transit index** is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, the jurisdiction is performing similar to the region for this index. More importantly, use of transit is relatively consistent across each racial group, suggesting that there does not exist a racial disparity in resident's reliance on, or use of, public transit.
- **The low transportation index** is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. As in the transit index, Downey is performing in line with the region. The high scores for both these indices suggests that residents are using the public transit available to them, and it is relatively affordable.
- **The job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities is for a given area. For every racial category, Downey is slightly performing above the regional averages.

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. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on **Figure 3.7**, most TCAC opportunity areas in Downey are in the highest or moderate resources category. Most of the areas of the City north of Firestone Boulevard are identified as high resources areas. South of Firestone Boulevard, there is a mix of high and moderate resources areas. The City has more high resources areas than neighboring jurisdictions and no low resources areas which is the dominant classification for cities located west of Downey. One area is designated as Moderate Resources (Rapidly Changing) and is located on the southeastern part of the City, adjacent to the eastern City boundary and south of Firestone Boulevard. This area is predominately developed with industrial uses, although a few residential sites identified to be rezoned are located here. These areas have index scores just below the “High Resource” threshold and have experienced rapid increases in opportunity since 2000.

### *Disproportionate Need*

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice.

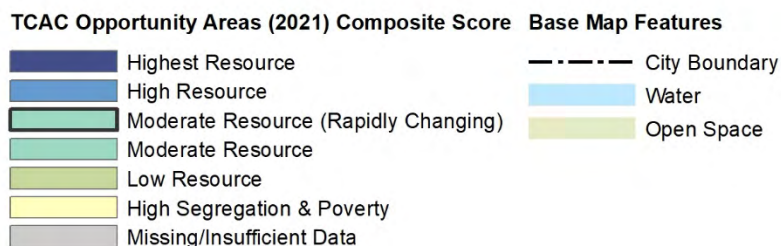
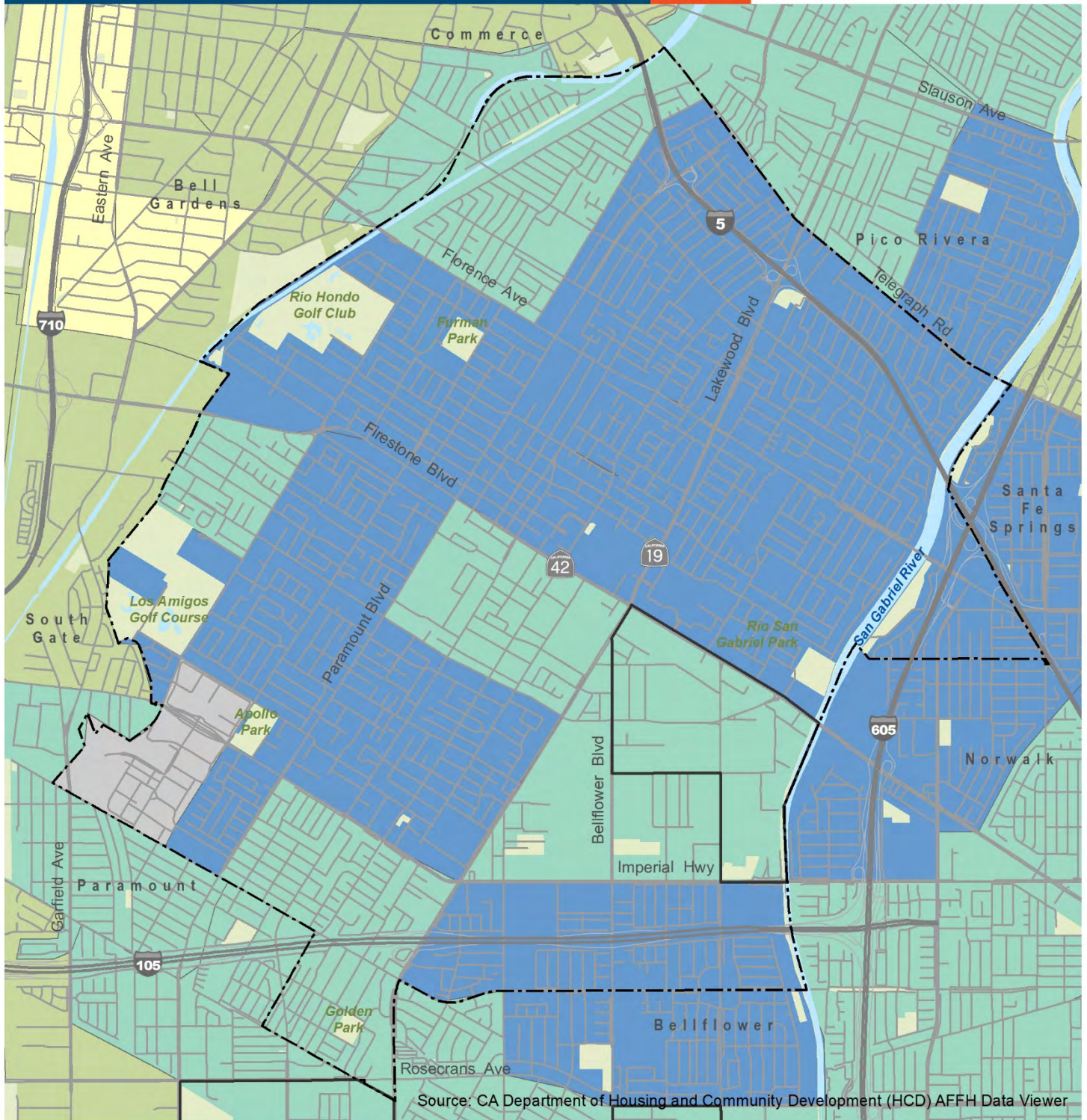
### *Cost Burden (Overpayment)*

State and federal standards specify that households spending more than 30 percent of gross annual income on housing they are overpaying (or experience a housing cost burden). 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 Downey, 43.7 percent of households are overpaying for housing. Overpayment varies by tenure and income. Citywide, 36.2 percent of owner-occupied households are overpaying for housing compared with more than half (51 percent) of renter-occupied households.

The AI identifies disproportionate need related to housing cost burden (spending over 30 percent income on housing). Except for Native American households, Downey has a lower cost burden in the region for every ethnic group and household type. For Native American households, the proportion experiencing severe housing cost burdens is 10 percent above that of all households in the region which experience severe rent burden. American Indian and Alaska Native residents make up 0.1 percent of the Downey population.



# Figure 3.7: TCAC Opportunity Areas (2021)



**Figures 3.8** and **3.9** show housing overpayment for homeowners and for renters. In general, overpayment is more prevalent for renter households. **Figure 3.8** shows that in most areas of the City 40 to 60 percent of homeowners are overpaying for housing. These areas are located throughout the City, but a noticeable concentration is visible north of Firestone Boulevard. **Figure 3.9** shows that in some areas of the City 60 to 80 percent of renter households are overpaying for housing. These areas are mostly located south of Imperial Highway and in the northern area of the City bounded by Florence Avenue, Tweedy Lan, Gallatin Road and Lakewood Boulevard.

#### *Overcrowding and Substandard Housing*

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. In Downey, 11.8 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (17.1 percent) than owner-occupied units (6.6 percent).

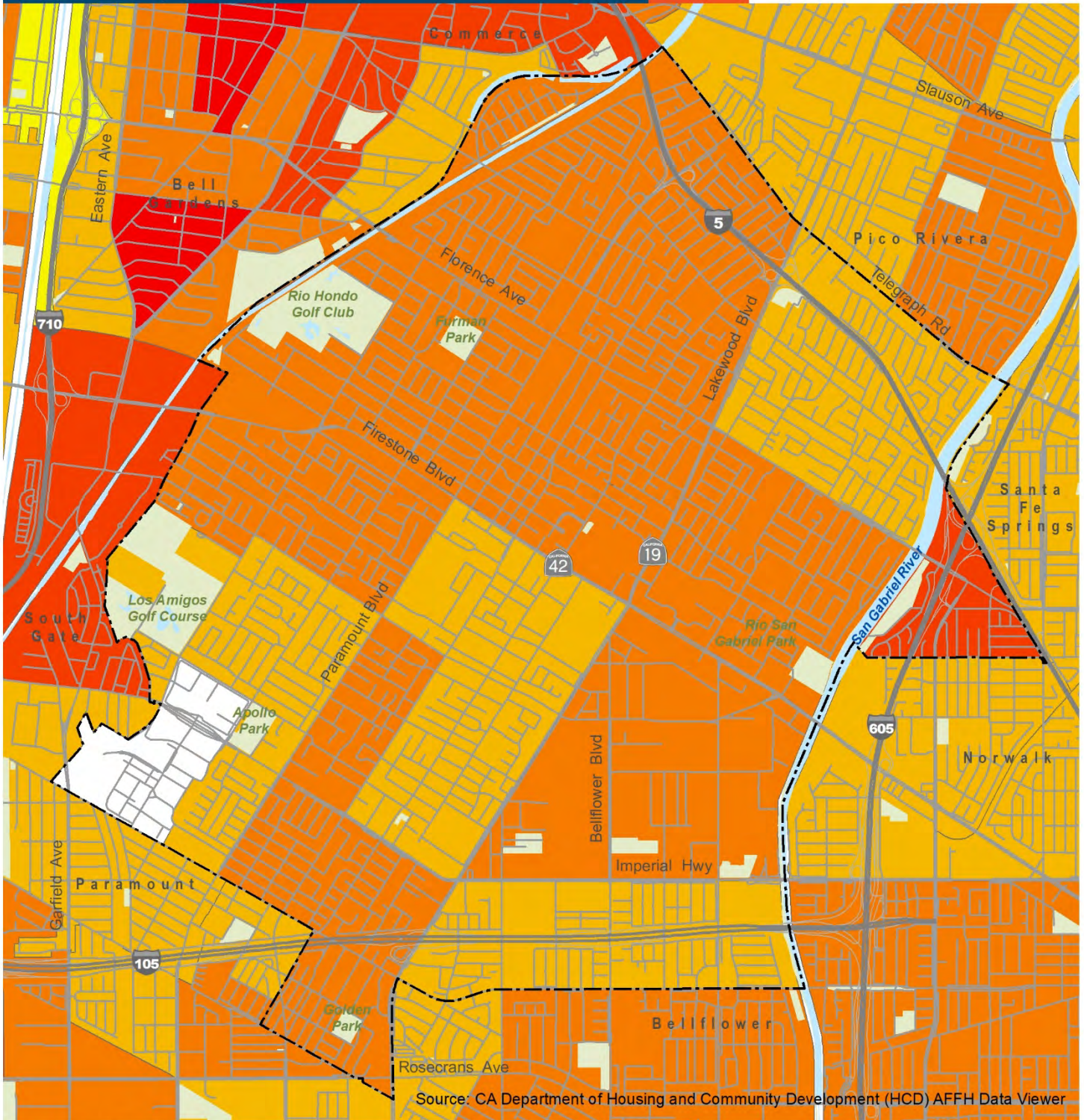
The Downey AI shows that more than half of Downey households, 53 percent, experience housing problems which include lack of access to kitchen or plumbing facilities, overcrowding, and housing cost burden. Among those households experiencing problems, 33 percent of the total experience severe housing problems. These percentages are almost identical to the regional average. Additionally, as is true in the region, Hispanic households in Downey experience housing problems and severe housing problems at higher rates than the average. Another group experiencing significantly larger housing problems are Native American residents. In Downey, all Native American residents (100 percent of residents in this group) experience problems.

As shown on **Figure 3.10**, overcrowding is most prevalent in areas of the City south of Firestone Boulevard. Based upon observations and experiences of the Code Enforcement Division, the City estimates that in 2020, fewer than 25 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions. These units, for example, may be suffering from neglect and building that appears structurally unsound and maintenance is non-existent. This does not include homes or structures that need more traditional rehabilitation such as repairs to maintain a safe and healthy living environment.

#### *Environmental Justice*

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure 3.11** shows CalEnviro Screen 3.0 results for Downey. In general, Downey has lower CalEnviro Screen scores than most areas to the west and north of the City. Within the City, several areas have higher scores. The area south of Firestone Boulevard and east of Lakewood

# Figure 3.8: Overpayment by Home Owners (2019)



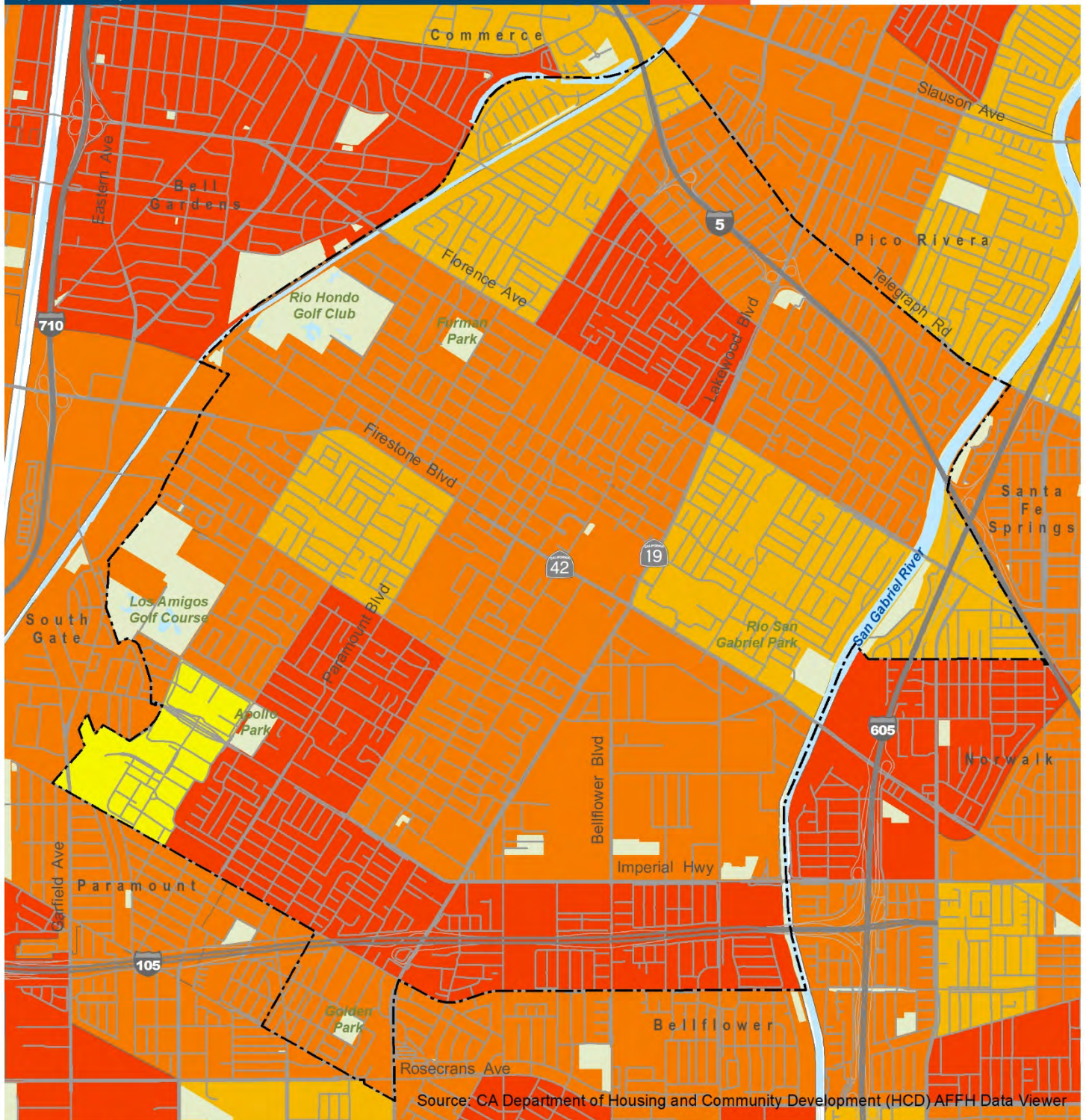
**Percent of Owner Households (with Mortgages) Spending >30% Income on Housing Costs**

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

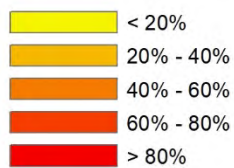
**Base Map Features**

- City Boundary
- Water
- Open Space

# Figure 3.9: Overpayment by Renters (2019)



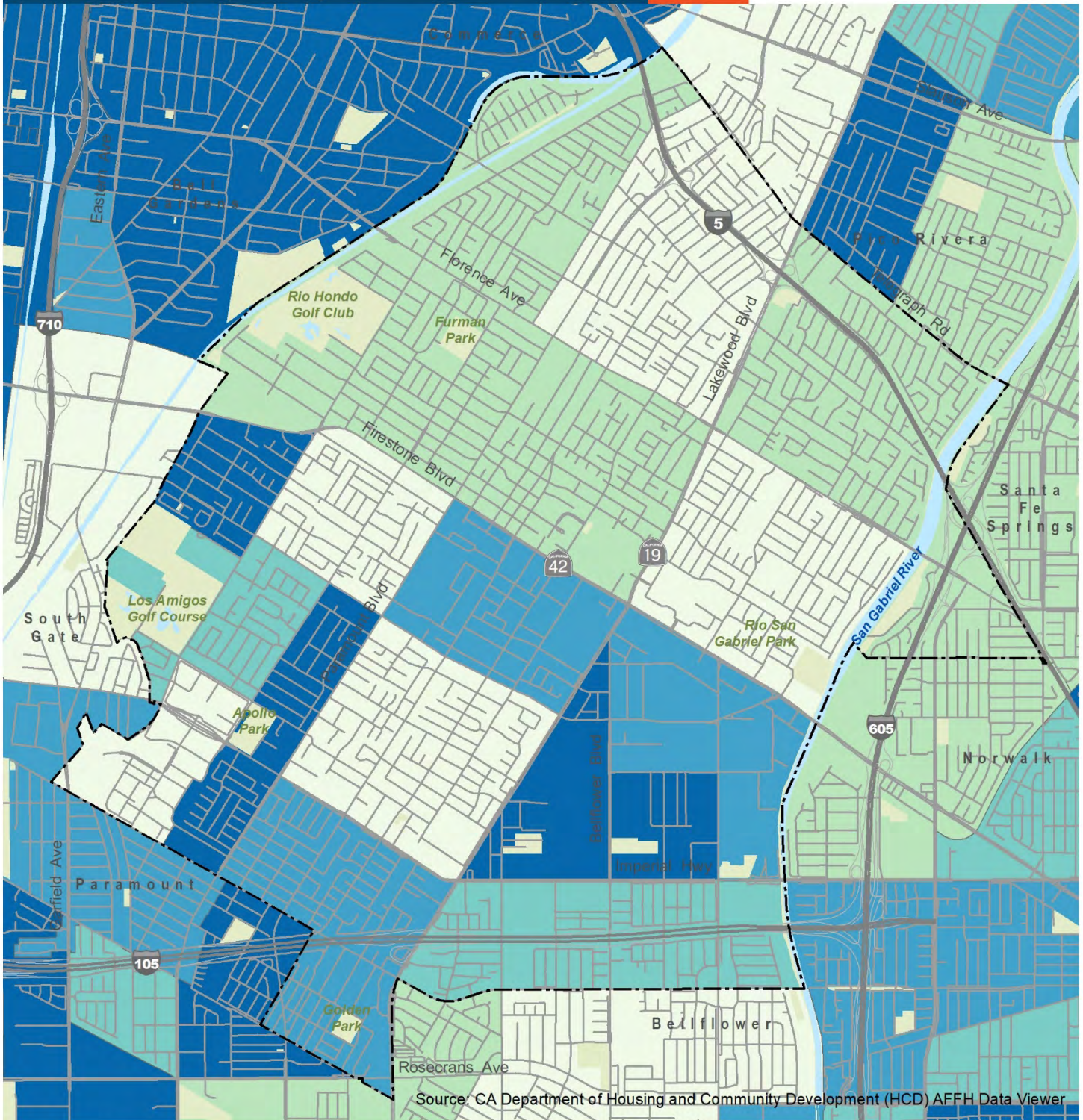
Percent of Renter Households Spending >30% Income on Gross Rent (Rent and Utilities)



Base Map Features



# Figure 3.10: Overcrowded Households (2020)



## Percent of Overcrowded Households (>1.0 persons per room)

- ≤ 8.2% (State Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- >20%

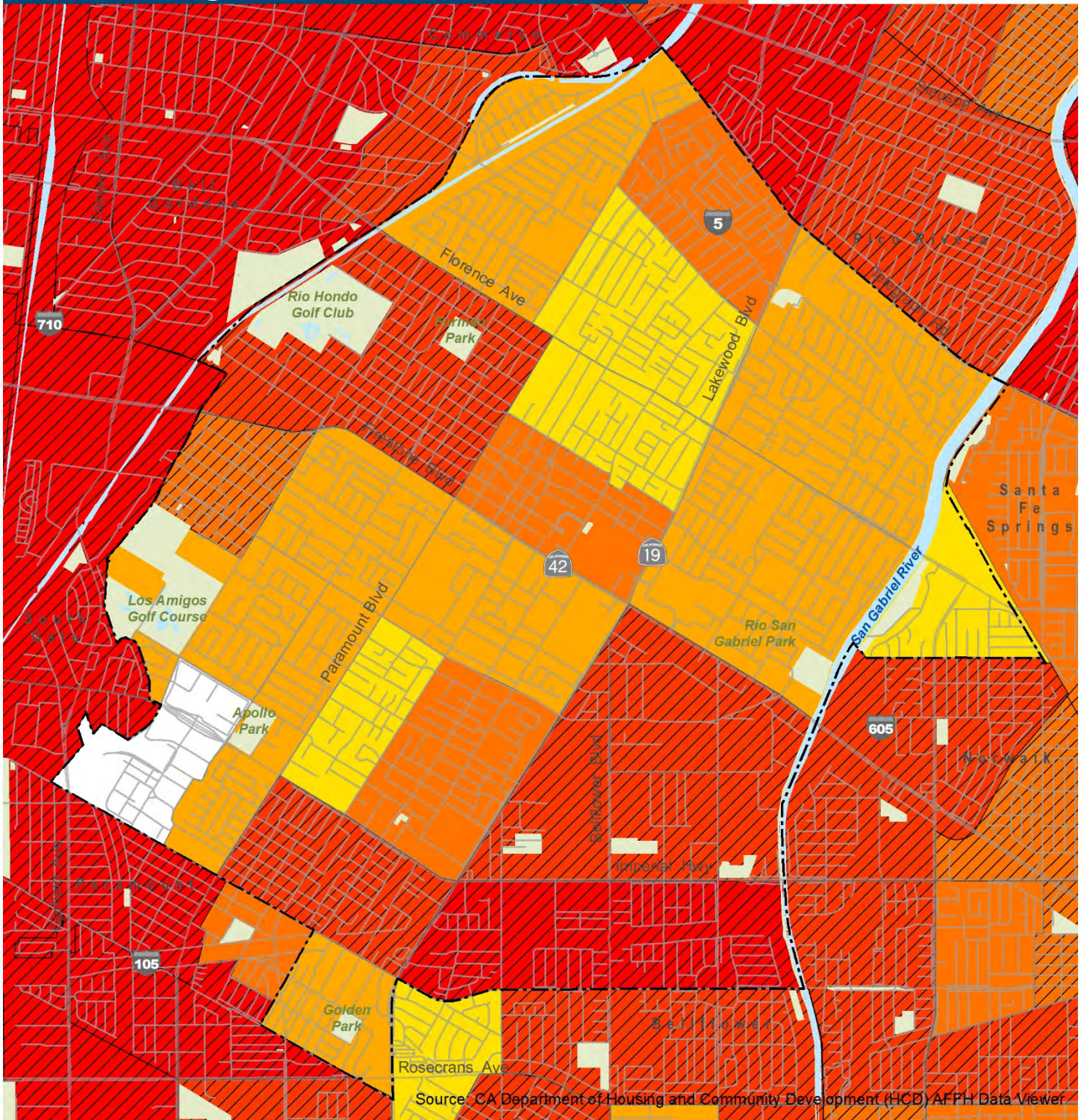
## Base Map Features

- City Boundary
- Water
- Open Space

# Figure 3.11: CalEnviroScreen 3.0 & Disadvantaged Communities



City of Downey



### CalEnviroScreen 3.0 Percentile

	91% - 100%		41% - 50%
	81% - 90%		31% - 40%
	71% - 80%		21% - 30%
	61% - 70%		11% - 20%
	51% - 60%		1% to 10%

### Base Map Features

	City Boundary
	Water
	Open Space

SB 535 Disadvantaged Communities (DAC)

Boulevard shows a concentration of tracts with higher CalEnviro Screen scores. This area of the City has long been developed with industrial uses and is slowly transitioning to commercial and residential uses. A second concentration is found west of Paramount Boulevard (between Florence Avenue and Firestone Boulevard). The highest CalEnviro Screen scores are in the southeast corner of the City in an area bisected by I-105. The areas with the highest CalEnviro Screen scores coincide with the designation of Disadvantaged Communities (DAC) consistent with SB 535. DACs are defined as the top 25 percent scoring areas from CalEnviroScreen.

### *Displacement Risk*

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 Downey can be evaluated based on physical and economic displacement.

### *Physical Displacement*

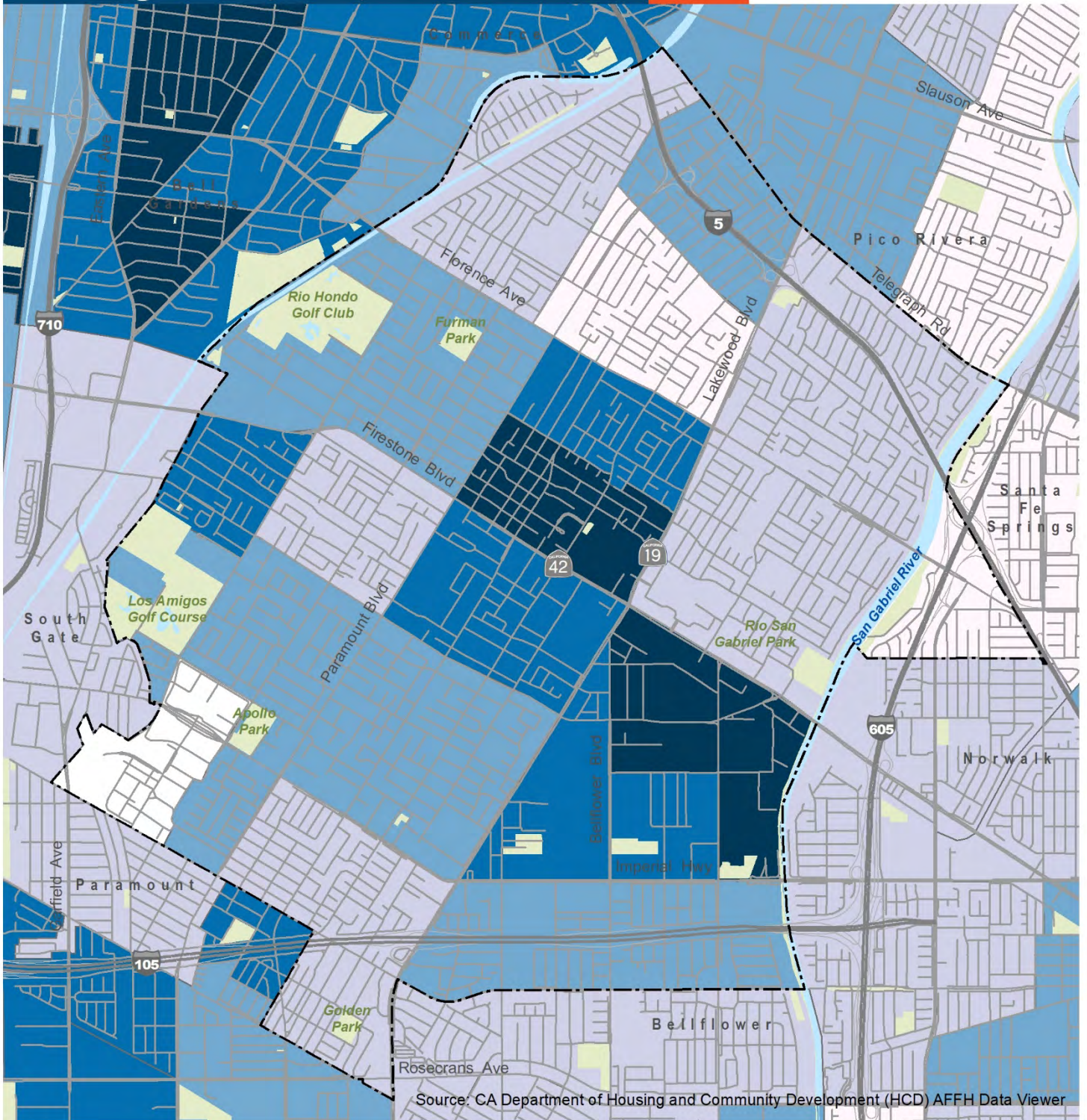
Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property; the expiration of covenants on rent- or income-restricted housing; or the rising cost of housing. Tenure and displacement are closely tied as renters are at higher risk of displacement from rising rental prices.

The tenure distribution in Downey is nearly split equally. Owner-occupied households constitute 50.6 percent of all households in 2020, while households that are renter occupied constitute 49.4 percent of all households. **Figure 3.12** shows areas with higher proportion of households in renter-occupied housing units. Several areas of the City are susceptible to displacement because of the high proportion of households that are renters and lower income. In the central areas of the City there are five Census tracts where renter households make up more than 60 percent of all households. In two of these tracts, renter households make up more than 80 percent of all households. One tract is located north of Firestone Boulevard, and it includes the Civic Center, Downey High School, and part of the Downtown Downey Specific Plan area. The second tract is in the eastern part of the City south of Firestone Boulevard. This area has many industrial uses and multi-family residential properties. The City has a Residential Anti-Displacement Policy to comply with the requirements of Section 104(d) of the Housing and Community Development Act of 1974 with respect to the prevention and minimization of residential displacement because of the expenditure of HUD assistance.

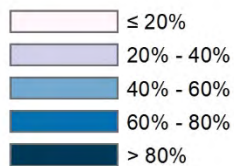
Displacement can also occur from the loss of affordable housing. Housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of 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 and City records, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant.

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 ordinances. The City of Downey is in the process of creating a reasonable accommodation ordinance, to be completed by the end 2021.

# Figure 3.12: Renter-Occupied Housing Units (2019)



**Percent of Renter-Occupied Housing Units**



**Base Map Features**





### *Economic Displacement*

Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. **Figure 3.13** shows median gross rents in Downey by Census tract. The City of Downey is more expensive for renters compared with areas located to the west of the City but is more affordable than cities located to the east of the City. In Downey, the areas with the highest rents do not coincide with areas with a high proportion of renter households.

### *Sites Inventory Consistency with Affirmatively Furthering Fair Housing (AFFH)*

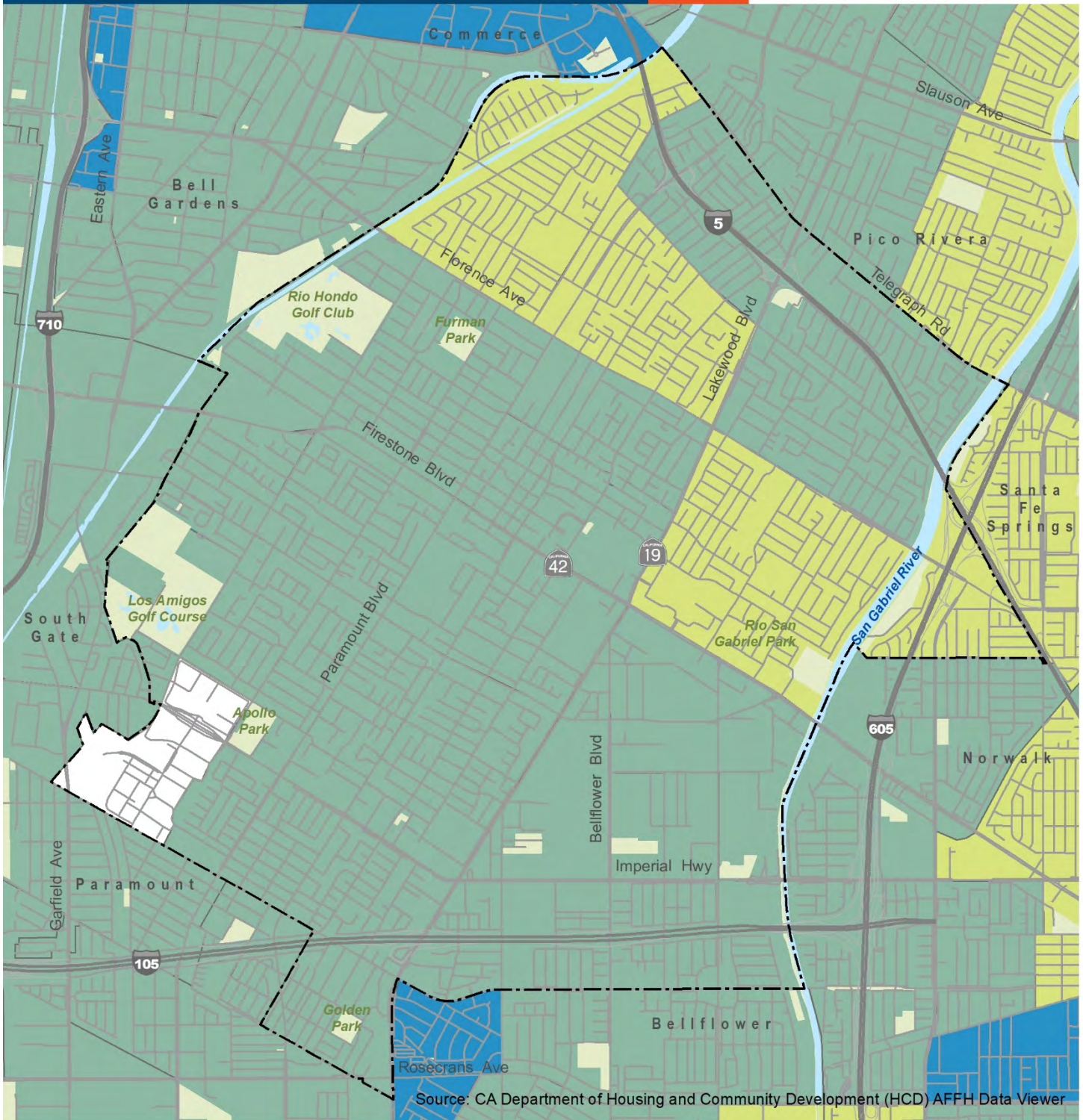
State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that 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 (for example, 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.

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 3.14**, most TCAC opportunity areas in Downey are in the highest or moderate resources category. **Figure 3.14** also shows that most planned housing sites are located within areas designated as Highest Opportunity. Half of the capacity on sites identified within the Downtown Downey Specific Plan are sites in a Highest Resources area, and the other half is in a Moderate Resources area. The area designated as Moderate Resources (Rapidly Changing) located on the southeastern part of the City, adjacent to the eastern City boundary and south of Firestone Boulevard, is predominately developed with industrial uses, although a few residential sites identified to be rezoned are located here. These areas have index scores just below the “High Resource” threshold and have experienced rapid increases in opportunity since 2000. The Moderate Resources area has industrial and medical uses which may affect the area’s designation. For the three commercial center sites, more than half of the identified capacity is in a Highest Resources area. Most commercial corridor sites are also in a Highest Resources area.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated Census tracts with relatively high concentrations of non-white residents living in poverty. There are no R/ECAPs within the City of Downey.

The distribution of identified sites improves fair housing and equal opportunity conditions in Downey because almost all sites lie within Moderate to Highest Resources areas. This is positive, considering that these sites today do not support residential uses but represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and distant from industrial uses—and not concentrated in existing low poverty areas. The sites inventory also improves fair housing conditions through the future adoption of a residential overlay along some of the City’s

# Figure 3.13: Median Rents (2019)



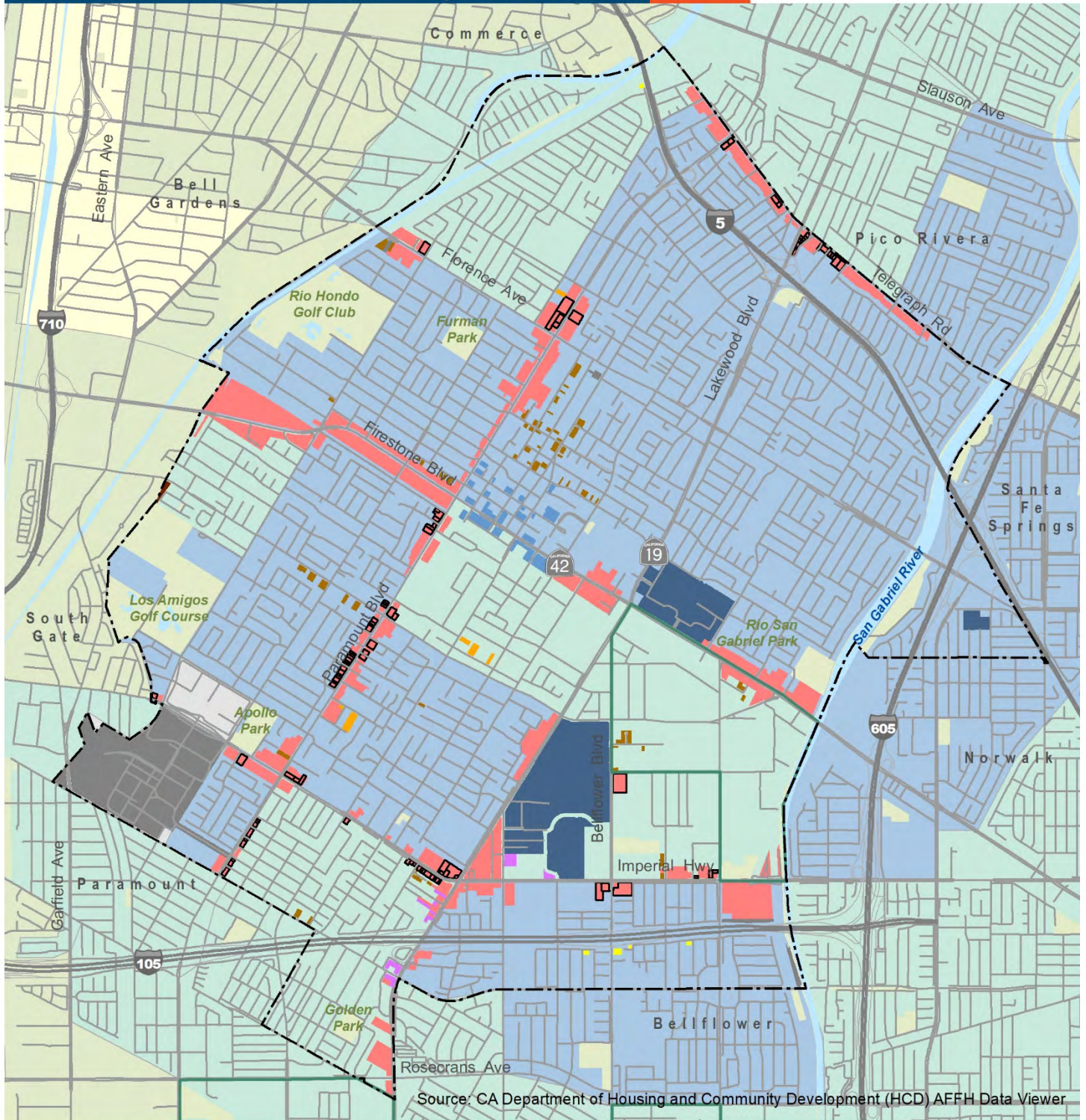
**Median Gross Rents**

<span style="color: blue;">■</span>	< \$1,000
<span style="color: green;">■</span>	< \$1,500
<span style="color: lightgreen;">■</span>	< \$2,000
<span style="color: yellow;">■</span>	< \$2,500
<span style="color: orange;">■</span>	< \$3,000
<span style="color: red;">■</span>	Greater than \$3,000

**Base Map Features**

<span style="border-top: 1px dashed black; width: 20px; display: inline-block;"></span>	City Boundary
<span style="background-color: lightblue; width: 20px; height: 10px; display: inline-block;"></span>	Water
<span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span>	Open Space

# Figure 3.14: TCAC Opportunity Areas (2021) and Sites Inventory



### TCAC Opportunity Areas 2021

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

### 2021-2029 Sites Inventory

- Approved or Proposed Projects
  - Vacant and Underutilized R1
  - Vacant and Underutilized R2
  - Downtown Downey SP Sites
- Sites Currently in Place**

### Sites To Be Rezoned

- MDR/R3 Sites to Rezone
- LDR/R1 Rezone to MDR/R3
- Mixed-Use Sites to Rezone
- Commercial Specific Plan Sites to Rezone
- Residential Overlay Sites
- Residential Overlay Zone

major corridors. This new overlay will expand new housing opportunities in all parts of the City and not in any concentrated areas.

### *AI Recommendations to Improve Fair Housing in the City of Downey*

The 2020 Analysis of Impediments (AI) did not identify any actions, omissions, or decisions by the City of Downey which restrict or limit the housing choices of residents in Downey on the basis of their age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. The AI identified four recommendations to improve fair housing choice in Downey.

1. Explore the development and rehabilitation of affordable housing opportunities with local partners as well as outside developers.
2. Promote the construction of affordable for-sale and/or rental housing units with three or more bedrooms that are affordable to very low- and low-income families. The City shall publicize financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses, or use of Housing Asset Funds) to developers for these unit types.
3. Actively seek replacement funding sources to recover lost funding (e.g., Redevelopment Agency dissolution, reduction in CDBG allocation, etc.) to continue facilitating affordable housing.
4. Direct the Fair Housing Foundation to provide information on reasonable accommodation to City residents through dissemination of written materials available at City Hall and appropriate community centers. Continue funding a fair housing program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.

### *Identification and Prioritization of Local Fair Housing Issues and Contributing Factors*

The primary fair housing issues in Downey are related to the lack of housing affordable to different income levels. The primary contributing factors to the City's fair housing issues are regional in nature and include high housing costs and limited opportunities for new, affordable rental housing in the local area. Many of these contributing factors are not specific to Downey but general trends in the region and State.

#### **Fair housing issue: displacement risk due to economic pressure**

*Contributing factors: Inadequate supply/production of affordable/special needs housing, high land and development costs in the region, public opposition to new development, and land use and zoning laws*

Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. Inadequate supply and production of affordable homes available to low-income households and persons in protected classes as well as public opposition to new development are contributing factor to this fair housing issue.

The City is taking several actions (reflected in the Housing Plan) to address these two contributing factors to fair housing issues and affirmatively further fair housing throughout the city. The main

strategy to address displacements risk is to expand the opportunity for the development of housing for a variety of income levels through:

- General Plan and Zoning Code amendments to increase the allowable residential density in the Medium Density Residential (MDR) General Plan designation and R-3 zone from 18-24 units per acre to 18-40 units per acre
- Adoption of an implementing zone and development standards for the Mixed-Use General Plan designation that will allow residential development at a density of at least 30 units per acre
- Adoption of a residential overlay zone that will allow high-density housing development at a density of at least 30 units per acre along key City corridors and allows residential development as a by-right use
- Adding a residential component to three key specific plan areas with densities of at least 30 units per acre. The residential component will be implemented by a residential or mixed-use overlay or by amending or rescinding the governing specific plans.
- Review and, if needed, revise residential developments standards that may constrain housing development including minimum lot area requirements and building height limits in the R-3 zoning district and minimum unit sizes for all residential development.
- Facilitating and encouraging ADU development
- Exploring the potential for adoption of an inclusionary housing ordinance
- Educating the community on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support
- Creating and convening the Ad Hoc Committee for Affordable Housing to discuss housing affordability issues in Downey, explore concepts such as inclusionary housing and serve as an ongoing space for residents to share concerns and ideas related to affordable housing in the City
- Prioritizing community and stakeholder engagement during controversial development decisions.

## Environmental Constraints

Environmental hazards like geologic and seismic conditions provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

### Seismic Hazards

As stated in the General Plan Safety Element, the entire City—as well as most of Southern California—is located within a seismically active region that has been subject to major earthquakes in the past. While no known faults traverse Downey, the Whittier fault is approximately five miles away, and may generate an earthquake of maximum magnitude in the range of 6.0 to 7.2. <sup>7</sup> The greatest damage from earthquakes results from ground shaking. Although intense ground shaking is generally most severe near quake epicenter, properties such as those in Downey not immediately adjacent to the epicenter may be subject to extreme damage due to liquefaction, a condition related to the area's silt and sandy soils and relatively high water table. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry and explosions of petroleum and fuel lines. The State Division of Mines and Geology has designated the entire City as a liquefaction zone; the City requires geotechnical reports for construction projects to identify and mitigate the potential undermining of structural integrity during earthquakes.

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<sup>7</sup> According to the Southern California Earthquake Data Center

## **Flooding**

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of Downey subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. Since the Army Corp of Engineers completed raising the channel levees in 2000, no properties within Downey are considered by FEMA to be within a 100-year flood zone (a flood of such intensity that it has a one percent chance of occurring in any given year). Areas that are designated for future residential development do not fall within the 100-year floodplain and are not subject to specialized flood construction requirements.

## **Fire Hazards**

Building and structure fires are the most serious fire threats within the City. Like most Southern California cities on the urban fringe, the late summer fires that result from the accumulation of dried underbrush have the potential to spread into the City proper. But since the City of Downey is largely developed and not adjacent to any brush-covered areas, Downey has a little potential for these types of fires. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.

## **Noise**

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use in Downey. The amount of noise generated by aircraft traffic is significant since the City lies under the flight path to Los Angeles International Airport (LAX). Also, Interstates 5, 105, and 605 all cross through portions of the City and carry high daily traffic volumes that create significant noise. The General Plan Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. It also identifies noise sources and contains goals and policies to help reduce the effects, if not the actual intensity, of noise experienced by Downey residents. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels.

# downey general plan

# housing element

## CHAPTER 4. HOUSING RESOURCES

This chapter describes the land, financial, and administrative resources available in the City of Downey 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.

### Housing in Downey

Demand for housing in Downey, and all Southern California in general, has significantly increased over the past decade due to slow housing production. The City has worked to encourage housing development but is constrained, as are other urbanized jurisdictions, by lack of undeveloped (vacant) land, high land prices, open space deficits, and productive industrial uses that create land use conflicts if too close to residential neighborhoods. Factors such as major freeways and rail corridors further limit development potential, as adequate buffers around those locations are needed to create suitable living environments.

All the while, the cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Turner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinders efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing remains at historically high levels, and after many years of decline, homelessness has been on the rise in California. Levels of public subsidy for housing have not kept pace with these growing needs. At the same time, higher costs per unit to build affordable housing means that states and localities produce fewer units with the same amount of subsidy, even as more people need these units<sup>1</sup>. Many of the factors that have influenced housing affordability and availability were intensified by the COVID-19 pandemic. The rise in cost of building materials, the skyrocketing demand

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<sup>1</sup> Turner Center Strategies to Lower Cost and Speed Housing Production: A Case Study of San Francisco's 833 Bryant Street Project

for more affordable housing, and the increase in persons struggling to afford housing costs have exacerbated an already serious situation.

In response to these circumstances, the City of Downey has been proactive in addressing most immediate housing needs brought on by COVID-19, such as disseminating information on local and regional assistance programs, including the City's own COVID-19 Emergency Residential Rental Assistance Program. This program provides emergency rental assistance grants to income-eligible households in Downey that have been economically impacted by COVID-19 through job loss, furlough, or reduction in hours or pay. The City continues to be committed to being part of the statewide process to provide adequate housing, challenges notwithstanding.

This section of the Housing Element will show that SCAG assigned the City a goal of accommodating 6,525 housing units in various income categories from 2021 through 2029. To put that figure into perspective, the allocation is eight times higher than the 2014-2021 RHNA allocated to Downey (814 units) and amounts to more than 18 percent of the City's existing housing stock (2019) which has been developed over the course of more than 60 years. Accommodating the sixth cycle RHNA allocation in a built-out city like Downey within an eight-year period represents a formidable challenge. Nonetheless, the City has paired this housing resources section with an aggressive set of policies and programs that will work to address the challenge. Knowing that the housing needs of Downey residents and their families have reached a critical pitch, the City will embark on many programmatic actions to expand the opportunities for new residential development citywide.

The City will:

- Undertake General Plan and Zoning Code amendments to increase the allowable residential density in the Medium Density Residential (MDR) General Plan designation and the R-3 zone.
- Adopt implementing zone and development standards for the Mixed-Use General Plan designation that will allow residential development at a minimum of 30 units per acre.
- Adopt a residential overlay zone that will allow high-density housing development at a minimum density of 30 units per acre along key corridors.
- Add a residential component to three commercial specific plans, requiring a minimum density of 30 units per acre. The residential component will be implemented by a residential or mixed-use overlay or by amending or rescinding the governing specific plans.
- Encourage the development of accessory dwelling units (ADUs) through a facilitated and streamlined process.

## **Regional Housing Needs Assessment**

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to SCAG, and SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment (RHNA). 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 zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.



The sixth cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029). To address a diversity of housing need, the RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Downey’s draft allocation is 6,525 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)	2,079	32%
Low (51-80 percent AMI)	946	14%
Moderate (81-120 percent AMI)	915	14%
Above Moderate (>120 percent AMI)	2,585	40%
<b>Total Units Needed</b>	<b>6,525</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 2,079 units can be split into 1,039 extremely low-income and 1,040 very low-income units.

## Approved and Proposed Projects

Approved and proposed residential development projects can be credited toward the 2021-2029 RHNA. In Downey, seven projects can be credited towards the RHNA, as shown in **Table 4.2** and **Figure 4.2**

The Veterans Commons Project is being developed on land owned by the Los Angeles County Development Authority. The project includes 100 new affordable (very low- and low-income) housing units for chronically homeless veterans and veteran families. Veterans Commons will be a mixed-use environment with supportive servicers, open space areas, and a workforce development hub serving both residents and the community at-large with job search assistance, employment training, and skill building services. Residential amenities include a 1,500-square-foot resident center, four case management/resident services offices, and a veterans’ memorial public art located at the corner of Gardendale Street and Garfield Avenue. Construction will begin construction in December 2021.

The Rancho Los Amigos South Campus Specific Plan, located on approximately 123 acres of County-owned land, will guide long-term development of a mixed-use, compact, and multi-modal environment. The City applied for and received a \$425,000 grant to create the specific plan and plan a station for the future Eco-Rapid light rail line. The plan will create a new neighborhood and district that includes cultural uses and public spaces, stronger connections with local neighborhoods, and connectivity with mobility options in a manner that will reinforce the character and history of Downey and the Rancho Los Amigos South Campus. The plan includes development of up to 700 units (including the Veterans Commons Project) at densities of 60 to 100 units per acre. Based on the densities expected to be developed, the 600 units (exclusive of the Veterans Commons Project) can be credited toward the lower-income RHNA based on the provisions of State law allowing developments at “default densities” (at least 30 units per acre in Downey) to be counted as lower-income sites. Nonetheless, recognizing that a variety of housing types and prices may be developed on the campus, the unit count is distributed

more conservatively in this Housing Element and split between the lower- and above-moderate income RHNA.

**Table 4.2** also includes a 28-unit townhome development at 12850 Woodruff Avenue which includes two very low-income units. The remaining projects are credited toward the above moderate-income RHNA.

In total, the approved/proposed projects will result in 793 units. After these projects are considered, the City has a remaining RHNA of 5,732 units.

**Table 4.2: Approved and Proposed Projects**

Project Name	Affordability Level				Total
	Ex./Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
<b>Approved Projects</b>					
Veteran Commons Project	50	50	--	--	100
10361 Foster Rd. condominiums	--	--	--	38	38
12850 Woodruff Ave. townhomes	2	--	--	26	28
10303 & 10221 Downey Ave. condominiums	--	--	--	12	12
10224 La Reina Ave. apartments	--	--	--	3	3
7224 Florence Avenue	--	--	--	12	12
Rancho Los Amigos - South Campus Specific Plan	300	--	--	300	600
<i>Total</i>	<i>352</i>	<i>50</i>	<i>0</i>	<i>391</i>	<i>793</i>
<i>2021-2029 RHNA</i>	<i>2,079</i>	<i>946</i>	<i>915</i>	<i>2,585</i>	<i>6,525</i>
Remaining RHNA	1,727	896	915	2,194	5,732

## Residential Sites Inventory

### Assumptions and Methodology

Consistent with HCD guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Due to the limited availability of 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. In Downey, affordable housing has been developed on smaller sites, and projects have been able to achieve densities higher than the allowed maximum. Specifically, the 50-unit Downey View affordable housing development was developed on a 0.52-acre property at a density of 96 units per acre in a district that allowed a maximum of 70 units per acre. The following assumptions are consistent with current trends and considered realistic:

- Lower-density residential sites: Realistic capacity for sites in land use designations that allow 17 units or fewer units per acre is calculated at maximum density allowed. Downey is a built-out

city and there are very few opportunities for development in lower density areas as such the assumption is that due to the high cost of developing housing, most developments at these densities will reach maximums. There are very few sites identified at these densities and those sites only yield 108 units at an assumed affordability level of above moderate-income.

- Higher-density residential sites (presented in the second part of this Chapter): Realistic capacity for sites in land use designations that allow a density of more than 17 units per acre is calculated at 80 percent maximum density based on recent trends and the assumption that development standards, combined with unique site features and shared amenities such as parking and open space, may not always lead to 100 percent buildout. This assumption is realistic and conservative as high-density development projects have been developed at much higher densities. This shows the demand for high density residential development is high and given the higher cost of development in the region, reaching maximum or near maximum densities is expected. In 2014 Downey View, a 50-unit, multi-family development was built on a 0.5-acre site at a density of 96 units per acre in a zone that accommodated densities of up to 75 units per acre. A smaller, 8-unit multi-family development was built in 2020 at 10341 Western Avenue on 0.34 acres and yielded a density 23.5 units per acre which is 97.5 percent of maximum allowed density at the time it was built.
- Mixed-use and Residential Overlay sites (presented in the second part of this Chapter): To ensure that the realistic capacity for future mixed-use and residential overlay sites takes into consideration development of non-residential uses for mixed-use projects, such as commercial uses, a minimum density of 30 units per acre is used to calculate capacity. As part of Housing Element implementation, the City will undertake a General Plan and Zoning Code amendments to add a mixed-use zone to implement the Mixed-Use General Plan land use designation and to create a residential overlay for some of the commercial corridors. Both will be implemented at a minimum density of 30 units per acre. The land use update process will include identifying appropriate maximum densities for mixed-use and residential development on commercial corridors. As such, no maximum densities are included in this analysis. This approach provides for a conservative estimate of development potential, as many of the identified mixed-use and commercial corridor sites can achieve significantly higher residential capacity. The realistic capacity calculation using the minimum density also accounts for the development of non-residential uses as the actual adopted maximum densities will be higher.
- Specific plan sites: Site capacity in the Downtown Downey Specific Plan is based on allowed uses and intensities. The assumptions presented here are realistic, as development in the Downtown Downey Specific Plan have achieved densities of up to 96 units per acre for affordable housing developments. To calculate residential capacity the following assumptions are made:
  - District 1 and 3 (20 to 40 units per acre) - A median density of 30 units per acre is used to calculate realistic capacity based on actual developed densities in newer developments and to account for development of non-residential uses.
  - District 2 (8 to 40 units per acre) - A typical density of 30 units per acre is used to calculate capacity based on actual developed densities in newer developments and to account for development of non-residential uses.
  - District 4 - No sites in this district are included since residential uses are not allowed.
  - District 5 (40 to 75 units per acre) – A median density of 58 units per acre is used to calculate capacity based on actual developed densities in newer developments and to account for development of non-residential uses.

## 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, as allowed by 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 Downey), 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. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households.

### *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 between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing need. In this inventory, several sites comprising one or more parcels are less than one-half acre in size. These sites are included because the multiple parcels function as one site, such as a structure and its attached parking lot or a single structure located on multiple parcels. Small sites (less than one-half acre) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

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 present "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 Downey, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included.

Twenty-five parcels within 15 properties in the Downtown Downey Specific Plan are subject to the re-use provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element 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 parcels subject to AB 1397 are identified in the sites inventory table in Appendix B. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

## Detailed Sites Inventory

### *Currently Available Sites*

The inventory of sites that have appropriate zoning in place includes underutilized land in the Low Density Residential (LDR)/R-1 and Low Medium Density Residential (LMDR)/R-2 General Plan/zoning designations and within the Downtown Downey Specific Plan. The sites have the appropriate land use and zoning designations in place and do not require any rezoning actions. Projected accessory dwelling

unit (ADU) production is also included in this section as a resource to meet the RHNA. A summary of currently available sites is presented in **Table 4.3, Figure 4.2**, and detailed listing consistent with state law is included in the appendix.

Additional land resources are available for future residential development on underutilized Medium Density Residential/R-3 sites, commercial corridor sites, and two commercial centers. Due to the allowable densities and uses allowed on these sites, they require changes to the General Plan land use plan and zoning map; these sites will be discussed later in this section as sites that require rezoning actions to become adequate sites.

**Table 4.3: Sites Currently Available**

Site Type	Affordability Level				Total
	Ex./Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Estimated ADU Production	244	463	22	309	1,038
Vacant/underutilized R-1 sites – 6 parcels, 1.74 acres total	--	--	--	14	14
Vacant/underutilized R-2 sites - 10 parcels, 5.53 acres total	--	--	--	94	94
<i>Downtown Downey Specific Plan:</i>					
District 1 - 20-40 du/ac - 5 parcels (3 sites) and 1.75 acres total	36	--	8	9	53
District 2 - 8-40 du/ac- 12 parcels (4 sites) and 2.05 acres total	21	--	10	11	42
District 3 - 20-40 du/ac - 18 parcels (6 sites) and 4.39 acres total	67	--	35	36	138
District 5 - 40-75 du/ac- 35 parcels (9 sites) and 14.85 acres total	575	--	134	134	843
<b>Total Sites Currently Available</b>	<b>943</b>	<b>463</b>	<b>209</b>	<b>607</b>	<b>2,222</b>
Remaining RHNA after approved/proposed projects	1,727	896	915	2,194	5,732
<b>Updated Remaining RHNA</b>	<b>784</b>	<b>433</b>	<b>706</b>	<b>1,587</b>	<b>3,510</b>

Notes:

- 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)
- Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small sites meeting the default density standard are credited toward the moderate- and above moderate-income category.

### **Accessory Dwelling Units**

The City projects that during the planning period (2021-2029), approximately 1,038 ADUs, or 125 ADUs per year, will be developed based on ADU trends in Downey and recent, favorable ADU legislation which has created new incentives and streamlined processes to build ADUs. While 53 ADU units were permitted in 2020, a total of 134 ADU applications were submitted; permits for most of those applications are anticipated to be issued in 2021. The City has seen a steady increase in ADU development and expects a continued increase given the lack of new, affordable housing units in the region and the emerging ease and resources available for ADU development. As part of Housing Element implementation, the City will take actions to foster and facilitate ADU development. The projected ADUs

are included in the sites inventory consistent with HCD guidelines and SCAG's affordability distribution assumptions (approved by HCD).

### *Vacant and Underutilized Residential Sites*

The sites inventory includes 0.70 acres of vacant and 1.04 acres of underutilized land in the Low Density Residential (LDR)/R-1 designation. These LDR/R-1 sites allow a maximum residential density of 8.9 units per acre. All together, the six sites have a development capacity of 14 units.

The sites inventory includes 2.3 acres of vacant and 3.2 acres of underutilized land in the Low Medium Density Residential (MDR)/R-2 designation. These LMDR/R-2 sites allow a residential density of 9 to 17 units per acre. The 10 sites have an overall development capacity of 94 units.

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. On these sites, the residential capacity is two to 13 times the existing development. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for redevelopment.

### *Downtown Downey Specific Plan Sites*

The Downtown Downey Specific Plan, adopted in 2010, was initiated by the City to guide growth and development in Downtown, encourage economic revitalization, and create a lively center of activity. The Specific Plan encompasses 131 acres located at the geographic center of the City and plans for a mix of uses in five unique districts, each with specific development standards and design guidelines. Downtown Downey is envisioned as a vibrant urban center providing a wide array of dining, working, living, shopping, entertainment, and cultural opportunities all within a short walking distance. Historically, the area around Downey Avenue from Firestone Boulevard to Fifth Street has been identified as the Downtown district of Downey. Downtown Downey is at the center of the community, containing major landmarks such as City Hall, the City Library, the Civic Theater, the Downey Depot, and the Rives Mansion. One of the Specific Plan's six catalytic strategies is allowing a wide range of housing types to provide a customer base for retail uses and create a daytime and nighttime population in Downtown.

Current development trends in Downtown show that higher-density development on currently developed properties is feasible and realistic. Residential development since plan adoption includes various ownership multi-family developments and two affordable developments: the Heritage Court senior housing development (31 units at a density of 49.6 units per acre) and Downey View, a 50-unit development (on a 0.5-acre site at a density of 96 units per acre). A program is included in the Housing Plan and directs the City to monitor development in the Specific Plan area and make any needed amendments if constraints to development in Downtown are identified.

Fifty-one sites (with a combined realistic but conservative capacity of 1,076 units) have been identified in the Downtown Downey Specific Plan on sites that allow development at a range of densities, from up to 40 units per acre in Districts 1,2, and 3 and up to 75 units per acre in District 5. Residential development is not allowed in District 4: Civic Center, which is reserved for government and public facility uses such as City Hall, local and regional government offices, parks, and transit centers. The City owns several properties in the Downtown area, including a 399-space, multi-level public parking structure. Site capacity in the Downtown Downey Specific Plan is summarized in **Table 4.3** and shown on **Figure 4.1**. Site selection in Downtown is based on the underutilized nature of the sites given the area's high profile and the increasing demand for residential development. Sites with existing uses are typically older and underutilized given the development potential afforded by the Specific Plan development standards.

Examples of existing uses include small-scale commercial uses, car washes, and structures with large surface parking lots. Sites with existing residential uses provide the opportunity for significant capacity increases.




- District 1: The Paramount Boulevard Professional District is located east of Paramount Boulevard and generally west of Parrot Avenue between Second and Seventh Streets. The primary intent of this District is to create a professional office environment with a residential component. For properties fronting Paramount Boulevard, residential uses may be located on the second and third floors. The four sites in District 1 have a realistic capacity of 53 units on sites allowing residential densities of 20 to 40 units per acre.
- District 2: The Downtown Residential District is located north of Second Street and south of Fifth Street, between College Avenue and La Reina Avenue. The primary intent of this district is to establish a residential neighborhood within Downtown. Neighborhood-serving commercial uses are permitted on the ground floor only. The seven sites in District 2 have a realistic capacity of 42 units on sites allowing residential densities of 20 to 40 units per acre. Heritage Court, a 31-unit senior housing development built at a density of 49.6 units per acre, is in this district.
- District 3: The Downtown Core District is generally located north of Second Street and south of Fifth Street, between La Reina Avenue and Civic Center Drive. The vision for this district is a vibrant, pedestrian-oriented downtown with a mix of uses with commercial uses on the ground floor and residential on the second and third floors. The 13 sites in District 3 have a realistic capacity of 138 units on sites allowing residential densities of 20 to 40 units per acre.
- District 5: The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The vision for District 5 is a lively area consisting of high intensity/density development with flexible retail, office, and residential space. Along Firestone Boulevard, the ground floor is reserved for office and commercial uses; residential uses may be located on the second floor and above. The 27 sites in District 5 have a realistic, but conservative, capacity of 843 units on sites allowing residential densities of 40 to 75 units per acre. Three of the sites are partially owned by the City of Downey, and several sites are located next to the Downey View, a 50-unit affordable housing development built at a density of 96 units per acre on a lot of just over one-half acre in size.

# Figure 4.1: Downtown Sites Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Base Map Features**

-  Downey City Boundary
-  Parks and Open Space
-  Rivers and Waterbodies

**Downtown Downey Specific Plan Sites**

-  District 1
-  District 2
-  District 3
-  District 5

**Downtown Downey Specific Plan Area**





## Remaining RHNA

The City can meet just under half (46 percent) of the RHNA with approved and proposed projects, projected ADU development, and development on vacant and underutilized land in two residential designations and the Downtown Downey Specific Plan. After accounting for this capacity, a shortfall of 3,510 units remains.

To address the shortfall, the City has identified various sites that, while appropriate for redevelopment and intensification, require General Plan amendments, zone changes, and the addition of residential overlays to facilitate residential development. Once appropriate land use and zoning actions are taken, the City can accommodate the remaining RHNA.

## RHNA Shortfall Site Requirements

Sites that will be rezoned and used to address an unaccommodated, lower-income RHNA are subject to additional requirements under State law. 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; and
2. Permit at least 16 units per site at a density of at least 20 units per acre

Also, 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 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 that meet the density requirement but do not have a minimum capacity for 16 units are credited toward the moderate- and above moderate-income RHNA shortfall.

**Table 4.4** summarizes the sites to be rezoned and shows that once appropriate land use and zoning actions are taken, the City can adequately accommodate the remaining RHNA. While the table shows a deficit of 433 units for the low-income RHNA, those units can be addressed with the surplus of 683 units on very low-income sites. Detailed descriptions of sites to be rezoned are presented following **Table 4.4** and on **Figure 4.2**; a detailed listing of sites is included in the appendix as required by State law.

**Table 4.4: Sites to be Rezoned to Accommodate RHNA Shortfall**

Site Type	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
High Density Residential (R-3) Sites (146 parcels, 24.5 acres total)	66	--	371	342	779
Low Density Residential site to be Rezoned to High Density Residential (R-3) (1 parcel, 1.3 acres total)	4	--	--	40	44
Mixed-Use Sites (21 parcels, 7.78 acres total)	143	--	44	44	231
Corridor Residential Overlay Sites:					
Telegraph Road (19 parcels, 6.19 acres total)	96	--	44	44	184
Paramount Boulevard (45 parcels, 19.03 acres total)	285	--	151	136	572
Florence Avenue (1 parcel, 1.1 acres total)	33	--	--	--	33
Imperial Highway (31 parcels, 19.57 acres total)	297	--	77	77	451
Bellflower/Washburn Stand Alone Site (1 parcel, 3.5 acres total)	106	--	--	--	106
Stonewood Center	175	--	175	524	874
Downey Landing	170	--	170	511	851
Florence Avenue/I-5 Specific Plan	92	--	46	46	184
<b>Total Sites</b>	<b>1,467</b>	<b>--</b>	<b>1,078</b>	<b>1,764</b>	<b>4,309</b>
Remaining RHNA after approved/proposed projects and sites currently in place	<b>784</b>	<b>433</b>	<b>706</b>	<b>1,587</b>	<b>3,510</b>
Remaining RHNA (-shortfall/+surplus)	+683	-433	+372	+177	+1,222

Notes:

Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower-income RHNA. Small sites (less than 0.5 acres) meeting the default density standard are credited toward the moderate-income category. Sites that meet the density requirement but do not have a minimum capacity for 16 units as required by law for lower-income, shortfall sites are credited toward the moderate- and above moderate-income RHNA shortfall.

## Sites to Be Rezoned

### Residential Sites

The City's Medium Density Residential (MDR) General Plan land use designation and the implementing R-3 zoning district allow for developments with densities between 18 and 24 units per acre. The lack of available developable land, large sites, and the current development of lower-density residential uses means that higher-density residential projects are few in Downey today. To incentivize private redevelopment of properties in the R-3 zone, the City will increase the development potential on sites designated MDR and zoned R-3. Updated land use and development standards will increase the maximum density to 40 units per acre. The City will also explore increasing the minimum density as part of a comprehensive land use plan update. The methodology in this Housing Element assumes only the increase to a maximum density of 40 units per acre.

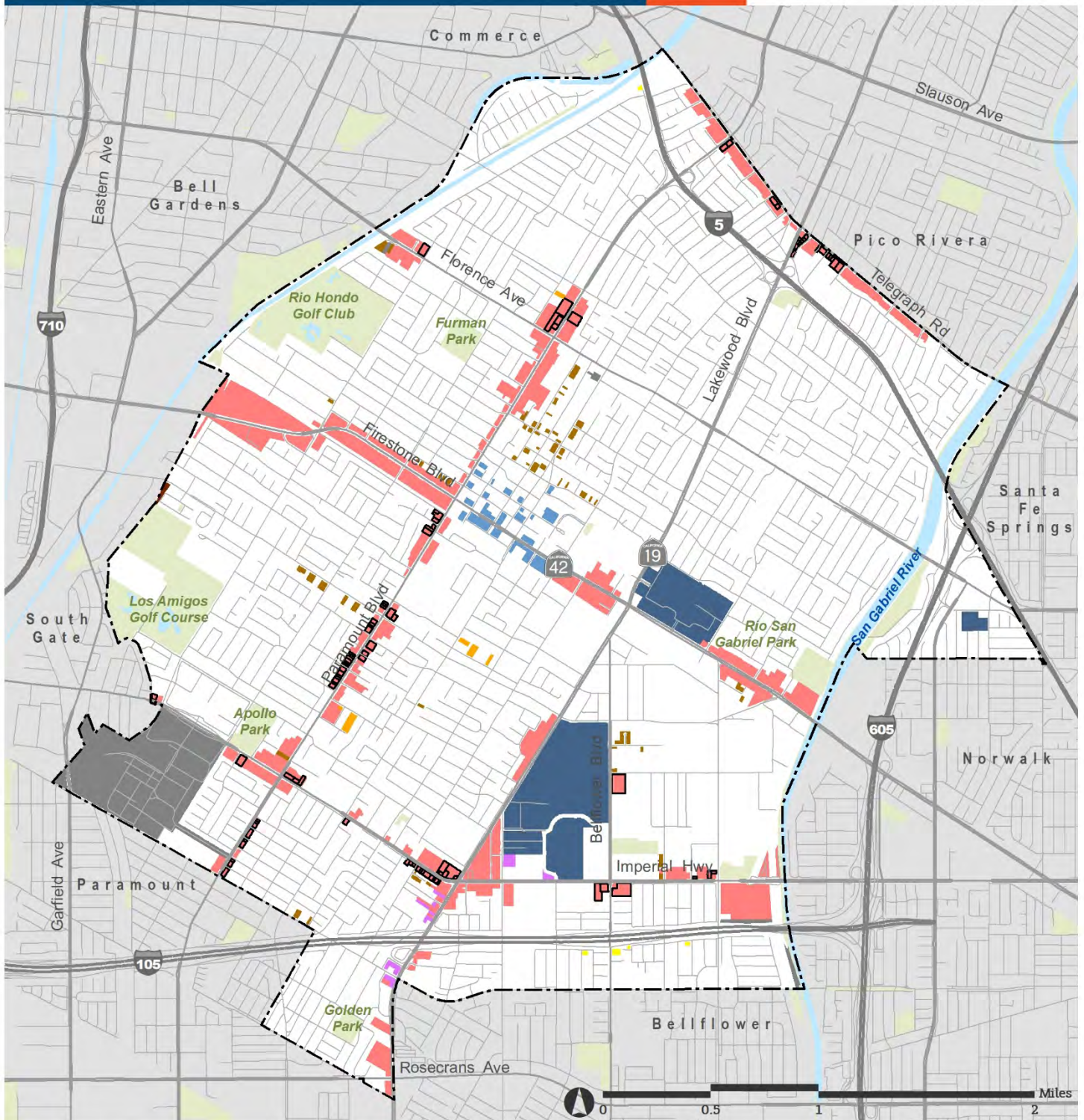
As the land use change will apply to all MDR/R-3 properties, the potential for new development is significant. This Housing Element only includes a small subset of sites that show potential for redevelopment. The sites identified have a combined capacity for 779 units distributed among the affordability levels based on size and realistic capacity. Sites meeting the size and minimum capacity requirement (16 units) outlined in State law for shortfall sites are credited toward the lower-income RHNA. Small sites (less than 0.5 acres) that meet the density requirement but do not have a minimum capacity for 16 units are credited toward the moderate- and above moderate-income RHNA shortfall. MDR/R-3 sites included in the inventory have a variety of existing uses, including lower-density residential uses such as duplexes or triplexes. Increased maximum densities would allow for a significant increase in capacity and serve as a redevelopment incentive. A current project at 7224 Florence Avenue will result in replacement of five older housing units with 12 new units, showing that the demand for redevelopment exists. Sites with multi-story apartment buildings are not included in the inventory because the capacity increase is lower. Nonetheless, property owners for these aging residential uses may see the 66 percent increase in maximum density as an incentive for redevelopment.

A 1.3-acre site included in the inventory is currently designated for Low Density Residential development (R1 zone) and developed as commercial truck parking or storage. The property owner for the site, located on Stewart and Gray Road adjacent to the City's western city boundary, has requested a land use/zone change to allow development of high-density residential units. The property owner has expressed interest in developing 44 to 48 units and including an affordable component of 11 percent of units affordable to very low-income households. The site is included in the inventory with a capacity of 44 units with four of those units designated for very low-income affordability and 40 for above moderate-income affordability.




### Mixed Use Sites

The Mixed-Use General Plan designation allows for integrated developments with significant residential components. The designation applies to the Downey Landing and Downtown Downey Specific Plan areas, Downey and Warren High Schools, and an area at the southern end of the City along Lakewood Boulevard north and south I-105. This last location is intended to leverage the Lakewood Boulevard station of the Metro Green Line with future, intensified transit-oriented development. The mixed-use area in this part of Downey supports a variety of commercial, office, and residential uses. The Mixed-Use General Plan designation allows a density of up to 24 units per acre. The City has never adopted an implementing zone for the Mixed-Use designation.


# Figure 4.2: Sites Inventory Map






**Base Map Features**

-  Downey City Boundary
-  Parks and Open Space
-  Rivers and Waterbodies







**Approved Proposed Projects (Credits)**

-  Approved or Proposed Projects

**Sites Currently in Place**

-  Vacant and Underutilized R1
-  Vacant and Underutilized R2
-  Downtown Downey SP Sites

**Sites To Be Rezoned**

-  MDR/R3 Sites to Rezone
-  LDR/R1 Rezone to MDR/R3
-  Mixed-Use Sites to Rezone
-  Commercial Specific Plan Sites to Rezone
-  Residential Overlay Sites
-  Residential Overlay Zone

To incentivize redevelopment of properties in the area around the Green Line station and other focal areas such as the Downey Landing and Downtown Downey Specific Plan areas, the City will increase the development potential on sites designated for Mixed-Use by adopting an implementing zone and development standards that allow 30 or more units per acre. The City will also explore establishing a maximum density upwards of 50 units per acre, potentially higher. The maximum density analysis will occur as part of the land use update to occur after Housing Element adoption. The methodology in this Housing Element assumes only the establishment of a minimum density of 30 units per acre.

As the land use change will apply to all Mixed-Use properties in Downey, the potential for new development is significant. This Housing Element only includes a small subset of sites that show potential for redevelopment. The sites identified have a combined capacity for 231 units, distributed among the affordability levels based on size and realistic capacity. Sites meeting the size and minimum capacity requirement (16 units) outlined in State law for shortfall sites are credited toward the lower-income RHNA. Small sites (less than 0.5 acres) that meet the density requirement but do not have a minimum capacity for 16 units are credited toward the moderate- and above moderate-income RHNA shortfall. Mixed-Use sites included in the inventory have a variety of existing uses, including single-family homes, strip commercial centers, and smaller, older commercial and office uses that show lack of investment. Increased maximum densities would allow for a significant increase in capacity and serve as a redevelopment incentive for property owners, particularly for those properties near the Metro station. As part of the land use plan update, the City will also explore additional locations to designate for mixed use.

### **Corridor Residential Overlay**

The major arterial roadways traversing Downey—Firestone Boulevard, Paramount Boulevard, Telegraph Road, Lakewood Boulevard, Florence Avenue, and Imperial Highway—are lined with commercial uses interspersed with residential developments of varying densities. Many corridor sections are characterized by older, strip commercial shopping centers with prominent parking lots. With the changes in the retail environment resulting from increased use of on-line commerce and the effects of COVID-19, many centers and buildings exhibit signs of underuse and disinvestment. To incentivize redevelopment and investment in properties along the major commercial corridors and to provide opportunities for much-needed housing, the City will adopt an overlay zone that will allow high-density housing development at 30 units per acre or greater. The overlay zone will apply to non-industrial, non-R-1 zoned properties located in key areas of six key commercial corridors identified on Figure 4.2 (Residential Overlay Zone). The overlay will be refined as part of the General Plan and Zoning updates and may include properties beyond what is identified in this Housing Element. Because Housing Element law requires identification of specific sites, individual sites are identified in this inventory, nonetheless, the overlay would apply to non-industrial, non-R-1 zoned properties located in key areas of six key commercial corridors identified on Figure 4.2 (Residential Overlay Zone). The minimum density for the corridor will be set at a minimum of 30 units per acre. A maximum density will be determined as part of the land use plan update to occur after Housing Element adoption. The methodology in this Housing Element assumes a realistic capacity of 30 units per acre. It is expected that the overlay will allow greater than 30 units per acre, so the capacity on identified sites is conservative. The overlay will allow residential development as a by-right use.

Because residential uses already exist along the corridors, the addition of new housing would not be unusual and given market demand, would be feasible and reasonable. Housing/residential overlay zones are added zoning layers that give property owners options and reason to consider either selling to a residential developer or making investments themselves in housing. In locations where land use policy

and zoning do not allow residential development, use of overlays can facilitate housing production by avoiding a lengthy General Plan amendment/rezoning process. Overlays can also allow a mix of uses, such as adding housing to an underused portion of a large site, like a parking lot. Overlay zones may include a variety of incentives to developers to include affordable units in their projects, such as:

- Increased density or allowable heights
- Adjusted parking requirements
- By-right zoning or administrative project approval
- Streamlined permitting
- Allowing housing in locations not zoned for residential uses
- Incentives for lot consolidation

For this Housing Element, six corridors have been identified for application of a new residential overlay zone: Firestone Boulevard, Paramount Boulevard, Telegraph Road, Lakewood Boulevard, Florence Avenue, and Imperial Highway. While the overlay would apply to most of the identified corridors, only a handful of sites are included in this inventory. Sites chosen for the Housing Element do not include residential uses and instead focus on sites that are underused based on the availability of land (such as large surface parking lots), older non-residential uses that have not been improved or shows signs of deferred maintenance, and vacant or for-sale properties. Gas stations are also not included since redevelopment is more complex given the need to mitigate underground storage tanks. Sites meeting the size and minimum capacity requirement (16 units) outlined in State law for shortfall sites are credited toward the lower-income RHNA. Small sites (less than 0.5 acres) that meet the density requirement but do not have a minimum capacity for 16 units are credited toward the moderate- and above moderate-income RHNA shortfall.

### *Telegraph Road*

Telegraph Road forms Downey's northern boundary and abuts the City of Pico Rivera. Only the south side of the corridor is in Downey. Uses along this corridor include lower-scale commercial uses and older, high-density residential apartments interspersed with some newer high-density housing development, such as the 39-unit High Point townhouse development. The overlay is applied to over 162 acres along Telegraph Road but only a few sites are specifically identified in this Housing Element as required by law. The Telegraph Road overlay sites that have been specifically identified for this Housing Element have a combined capacity for 184 units, distributed among the affordability levels based on size and realistic capacity.

### *Paramount Boulevard*

Paramount Boulevard runs the full length of the City between its north and south boundaries. Uses consist largely of lower-scale commercial and small office uses —many with large surface parking lots— and a mix of residential uses, from single-family homes to apartment buildings. The corridor also forms the western boundary of the Downtown Downey Specific Plan. (No sites in the Specific Plan area are planned for the overlay since the plan already accommodates higher-density residential uses.) The overlay is applied to over 106 acres along Paramount Boulevard but only a few sites are specifically identified in this Housing Element as required by law. The Paramount Boulevard overlay sites that have been specifically identified for this Housing Element have a combined capacity for 572 units, distributed among the affordability levels based on size and realistic capacity.

### *Florence Avenue*

Florence Avenue is an east-west corridor that runs the full length of the City. The uses along this corridor include lower-scale commercial strip centers (many with larger surface parking lots) and a mix of residential uses, from single-family homes to apartment buildings. The overlay is applied to over 13 acres of properties on Florence Avenue west of Old River School Road but only a few sites are specifically identified in this Housing Element as required by law. The Florence Avenue overlay site that has been specifically identified for this Housing Element has a capacity for 33 units, distributed among the affordability levels based on size and realistic capacity.

### *Imperial Highway*

Imperial Highway is a major east-west regional corridor that runs from the City of El Segundo east to eastern Orange County. In Downey, Imperial Highway, a Caltrans-owned roadway, runs the full length of the City just north of I-105. Major uses along this corridor include government uses such as administration offices for the County of Los Angeles, the Rancho Los Amigos National Rehabilitation Center, and Kaiser Permanent Medical Center (within the Downey Landing Specific Plan). Like all other corridors discussed here, commercial uses predominate, with a scattering of residential developments, but also parks, schools, and industrial businesses. The overlay is applied to over 83 acres along Imperial Boulevard but only a few sites are specifically identified in this Housing Element as required by law. The Imperial Highway overlay sites that have been specifically identified for this Housing Element have a combined capacity for 451 units, distributed among the affordability levels based on size and realistic capacity.

### *Lakewood Boulevard*

Lakewood Boulevard runs the full length of the City between its north and south boundaries. Uses consist largely of lower-scale commercial and small office uses —many with large surface parking lots— and a mix of residential uses, from single-family homes to apartment buildings. The overlay is applied to properties on Lakewood Boulevard south of Stewart and Gray Road. This southern portion of the Lakewood Boulevard corridor was identified for its location near to major activity focal areas, the Downey Landing Specific Plan area, and the Lakewood Station for the Metro C (Green) light rail line. While no sites have been identified for this Housing Element along Lakewood Boulevard, the overlay is applied to over 49 acres.

### *Firestone Boulevard*

Florence Avenue is an east-west corridor that runs the full length of the City. The corridor also runs adjacent to the Downtown Downey, Stonewood Center, and Lakewood/Firestone Specific Plan areas. (Specific Plan areas are excluded from the overlay as development on those properties are guided by development standards in their respective Specific Plans). Uses along this corridor range from more intensive commercial and residential uses (such as those in the Downtown Downey and Stonewood Center Specific Plan areas) to smaller commercial uses with a scattering of residential developments, but also parks, schools, and industrial businesses. Various sites along Firestone Boulevard are included in the sites inventory but are located outside the overlay in the Downtown Downey and Stonewood Centers Specific Plan areas. Along Firestone Boulevard, the overlay is applied to over 166 acres.

### *Stand Alone Site*

One 3.53-acre site is included in the overlay with a capacity for 106 units at a minimum density of 30 units per acre. The site is located on the southeast corner of Bellflower Boulevard and Washburn Road. The site has been included as there has been property owner interest to redevelop the property with housing. The site is located across the street from two newer regional commercial center. The Downey

Landing and the Promenade at Downey are commercial “lifestyle” centers, providing places for shopping, eating, and public gathering. These centers are still being developed and new residential uses are anticipated. The site is ripe for redevelopment given its large size, the adjacent uses, and its location less than half a mile north of Imperial Boulevard, one of the region’s major corridors. The single-parcel, 3.5-acre site has a realistic capacity of 106 units.

### **Non-Residential Specific Plans**

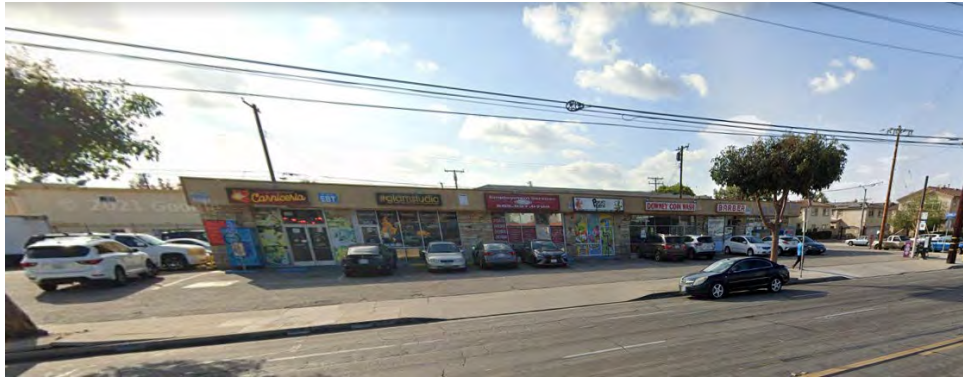
The Housing Element sites inventory includes three sites in non-residential specific plan areas. The sites are commercial in nature but provide ideal opportunities to add residential uses. Malls and shopping centers nationwide are in precarious position, as they are dependent upon struggling retailers—particularly department stores—and subject to growing consumer reliance on e-commerce. In their heyday, malls were popular shopping destinations and public gathering spaces. But in the past decade, as shopping dollars migrated online and many well-known retailers went out of business, many commercial centers have experienced an ongoing cycle of dwindling traffic, lower sales, and disappearing storefronts. One in four U.S. malls is expected to close by 2022, and mall vacancies are at an eight-year high, according to a 2017 report by Credit Suisse.<sup>2</sup> This trend is significant for mall owners, as the rate of retail store closures accelerated during the 2020-21 coronavirus pandemic.

Downey is largely built out, with little land to accommodate new housing development. Lack of housing supply compounds affordability and homelessness issues. By adding residential opportunities to the City’s commercial centers, 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. Adding residential uses to these sites provides property owners with the incentive to invest.



## Corridor Residential Overlay Site Examples

### Telegraph Road



*Telegraph Road at Stamps Road*



*Telegraph Road at Arlington Avenue*

### Paramount Boulevard



*Paramount Boulevard at Florence Avenue*



*Paramount Boulevard at Alameda Street*

## Corridor Residential Overlay Site Examples

### Florence Avenue



*Florence Avenue at Rives Avenue*



*Lakewood Boulevard at Florence Avenue*

### Imperial Highway



*Imperial Highway near Lakewood Boulevard*



*Imperial Highway near Bellflower Boulevard*

The City has had ongoing communications with local housing developers, who have confirmed that home builders and property owners are interested in repurposing commercial properties in Southern California, including Downey. Similar interest and projects have yielded positive results.

- City of Whittier: Property owners of the Whittwood Center in nearby Whittier added a significant residential component to the southern portion of this commercial development. As part of its current General Plan update, and with the property owner's concurrence, the City is redesignating the property for mixed-use, with a housing density of 60 units per acre. A development agreement with property owners will ensure a portion of units will be affordable.
- City of Pasadena: In Pasadena, the 10 West Walnut project now under construction will result in 394 residential units, ground-floor retail/restaurant space, and a five-story office building, all being constructed on a former surface parking lot serving the Parsons corporate office building.
- City of Paso Robles: Paso Robles is in the process of entitling River Walk Terrace, a new affordable senior housing site with 79 units for seniors 62 years of age and older. The development site is 4.21 acres and will be within walking distance to several destinations, including department stores, groceries, pharmacies, and the Salinas River Trail. The General Plan designates this site as a Regional Commercial zoning district with a Mixed-Use Overlay. The City's 2021-2028 General Plan Housing Element update identified the vacant parcel as a suitable site for housing.
- City of Azusa: Citrus Junction consists of 102 new townhomes located adjacent to Citrus Crossing, a dominant retail hub on Alondra Boulevard and across the street from Azusa Pacific University. This neighborhood falls within a Mixed-Use District.
- City of Redondo Beach: In 2019, Redondo Beach approved a proposed overhaul of the South Bay Galleria, an enclosed shopping mall. The reinvention will retain commercial uses in an open-air configuration while providing 300 new apartments, a 150-room hotel, and public gathering spaces.

### *Stonewood Center Specific Plan*

The Stonewood Center, also known as the Stonewood Mall, is a Downey landmark. When the center was established in the 1960s, it was the largest commercial development in the community's history and one of the first regional shopping centers in Southern California. In 1990, the center underwent a \$100-million transformation into an enclosed mall which included over 40 new stores. The Stonewood Specific Plan, adopted in 1989, was established to guide renovations of the 62-acre commercial center, located at the southeast corner of Lakewood and Firestone Boulevards. The center is anchored by four department stores, a variety of smaller retailers and eateries. More than half of the property is dedicated to surface parking.

The Stonewood Center presents an ideal opportunity for residential development, given the site configuration and acres of surface parking lots. Residential uses could easily be added while retaining the existing commercial structures. Consistent with planned densities for other commercial sites, the City will add a residential component at a density of at least 30 units per acre. The residential component will be implemented by a residential or mixed-use overlay or through re-designation of properties should the Stonewood Specific Plan be rescinded. The City will evaluate the high end of the density range for this site as part of a comprehensive General Plan update but anticipates that the density range will be consistent with other high-density designations: at least 40 units per acre but potentially up to 60 units per acre given the site size and the Center's location along two major corridors. Site development standards will ensure buffering between new uses and residential

neighborhoods to the north and east. The Stonewood Center’s property management company has expressed interest in a potential redevelopment of the site and is initiating similar projects for two nearby commercial centers it owns outright.

Future development on the Stonewood Center comes with a level of uncertainty about the type and configuration that residential development can take. To account for this, the estimates of capacity for purposes of this Housing Element are very conservative. While the entire site (62.56 acres) developed at a minimum residential density of 30 units per acre could yield over 1,800 units, the Housing Element estimates a lower realistic capacity to account for site improvements, public amenities, and interior roadways. The realistic capacity assumes redevelopment of only the parcels currently used as surface parking lots (36.43 acres) to account for the potential to remodel and preserve the original commercial structure, as has been done in other centers where enclosed malls have been transformed into open-air commercial centers. Site improvements such as roadways and public amenities are accounted for by using only 80 percent of the parking lot acreage. Using this methodology yields a capacity of 874 units at a residential density of 30 units per acre. The City will work with property owners and local developers to push for inclusion of affordable units. To account for the inclusion of affordable units and the potential for development of smaller units affordable by design or by market costs, capacity at the Stonewood Center is credited toward the low-income (20 percent or 175 units), moderate-income (20 percent or 175 units) and above moderate-income (60 percent of capacity or 524 units) categories.



**Stonewood Center Specific Plan**

### ***Downey Landing Specific Plan***

The amended (2011) Downey Landing Specific Plan contains a vision, land use concepts, infrastructure and service plans, design guidelines, and development regulations for approximately 154 acres of a former industrial property. The plan area, originally an industrial site, is in the southern portion of the City and bounded by Lakewood Boulevard, Stewart and Gray Road, Bellflower Boulevard, Imperial Highway, and Columbia Way. As of 2021, the Specific Plan area has been and will be developed into three major components: a commercial development on approximately 111 acres, a new Kaiser Hospital and Medical Office Complex on approximately 30 acres, and a 13-acre site for the Discovery Sports Complex and the Columbia Memorial Space Center. (NASA’s space shuttle program included shuttle construction at this former industrial property.) The commercial portion of the site currently is developed with two commercial centers—the Downey Landing and the Promenade at Downey—with vacant land still available for development. The commercial centers are “lifestyle” centers, providing places for shopping, eating, and public gathering. The uses are relatively new and as such, in a better position to withstand the cycle of dwindling retail traffic, lower sales, and disappearing storefronts affecting commercial centers nationwide. Nonetheless, the remaining vacant parcels could be

considered for residential development complementary to the lifestyle centers, consistent with the diversity of uses envisioned in the Specific Plan

Consistent with densities for other non-residential sites such as commercial centers, the City will add a residential component to the site at a density of at least 30 units per acre. The residential component will be implemented by a residential or mixed-use overlay or via a Specific Plan amendment. The City will evaluate the high end of the density range for this site as part of a comprehensive General Plan update but anticipates allowing at least 40 units per acre—but potentially higher given the site size and more urban character.

Assuming that residential uses would be most appropriate in the northern (commercial) portion of the site (111 acres), and exclusive of the Kaiser Permanente Medical Center, Discovery Sports Complex, and the Columbia Memorial Space Center, the addition of a residential overlay allowing at least 30 units per acre would yield over 3,300 units. However, the Housing Element estimates a lower realistic capacity to account for maintaining existing structures/uses, site improvements, public amenities, and interior roadways. The realistic capacity estimate uses only half of a 5.63-acre, vacant, City-owned parcel (based on expressed developer interest) and 25 percent of the 90.93-acre commercial center. Using this methodology yields a capacity of 851 units at a residential density of 30 units per acre. The City will work with property owners and local developers to advocate for the inclusion of affordable. To account for the inclusion of affordable units and the potential for development of smaller units affordable by design or by market costs, capacity at the Downey Landing is credited toward the low-income (20 percent or 170 units), moderate income (20 percent or 170 units) and above moderate-income (60 percent of capacity or 511 units) categories.



**Downey Landing Specific Plan Area**

### ***Florence Avenue/I-5 Specific Plan***

Adopted in 1991, the Florence Avenue/I-5 Specific Plan was established to guide development and improvements in a 39-acre area located south of Florence Avenue between the I-605 and I-5 freeways. The land use concept at the time was the introduction and intensification of auto- and auto-related uses into the area. Residential uses are not currently allowed. Through the years, several successful automobile dealerships were established, including Cadillac and Honda. The Great Recession took a drastic toll on the local automobile industry, and the Ford, Lincoln, and Cadillac dealerships all closed in 2009. The remaining major auto use is the Honda World Downey facility that includes car sales and automobile services. The automobile sales portion of the business currently occupies a smaller parcel to the west of this site and the automobile service component occupies the identified 6.1-acre parcel. The

business is developing construction plans for relocating all components of the business to a 7.1-acre site to the north of the identified site and leaving the 6.1-acre site available for residential development that will complement residential uses adjacent to the site. To incentivize residential development in this area, the City will add a residential component to the current Honda World site. While the current site is a commercial use, it is surrounded on the west, east, and south with residential uses.



**Florence Ave./I-5 Specific Plan Site**

Consistent with densities for other non-residential sites such as commercial centers, the City will add a residential component to the site at a density of at least 30 units per acre. The residential component will be implemented via a residential or mixed-use overlay or through a re-designation of land uses in the event the Specific Plan is rescinded. The City will evaluate the high end of the density range for this site as part of a comprehensive General Plan update but anticipates estimates considering 40 to 60 units per acre given the location with ready access to Florence Avenue and two freeways. Site development

standards will ensure buffering between higher density and non-residential use and the surrounding residential neighborhoods. The 6.1-acre site is estimated to have a realistic capacity of 184 units based on minimum density of 30 units per acre. All 184 units can be credited toward the lower-income RHNA based on the density that will be allowed and the size of the site (between 0.5 and 10 acres). Nonetheless, to account for possible development of a variety of housing types and price ranges, half of the site capacity is credited toward the low-income (50 percent or 92 units), and the other half is credited to the moderate-income (25 percent or 46 units) and above moderate-income (25 percent of capacity or 46 units) categories. The site has the potential for much more residential capacity at higher densities, but the use of a minimum density of 30 units per acre to estimate realistic capacity also accounts for the possible development of non-residential uses in a mixed-use setting.

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

Overall, the sites inventory identified in this chapter (including sites that require rezoning actions) total 7,324 units, 3,275 unit of which are in the very low- and low-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—to accommodate the RHNA once promised rezoning actions are completed. **Table 4.5** shows a shortfall of 433 low-income units but those can be addressed with the surplus of site capacity in the very low-income category.

**Table 4.5: RHNA/Sites Inventory Summary**

Site Type	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Approved and Proposed Projects	352	50	0	391	793
Sites Currently Available (including estimated ADU production)	943	463	209	607	2,222
Sites to be Rezoned	1,467	--	1,078	1,764	4,309
Total Sites	2,762	513	1,287	2,762	7,324
2021-2029 RHNA	2,079	946	915	2,585	6,525
<b>RHNA status (-shortfall/+surplus)</b>	<b>+683</b>	<b>-433</b>	<b>+372</b>	<b>+177</b>	<b>+799</b>

**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 all lie within urban areas well served by street and utility infrastructure. The City operates its own street, water, wastewater, and storm drain systems, and prepares master plans to ensure infrastructure improvements are planned and funded to meet growth needs. Aside from the non-governmental and governmental constraints discussed in Chapter 3: Constraints on Housing Production, no additional constraints would impede the development of new housing units in the future on the identified sites.

The Housing Element promotes the production of housing, which in turn may result in population growth. The Downey Vision 2025 General Plan plans for a residential “build out” of 36,915 units and a maximum population of 121,063 residents. To accommodate the 2021-2029 RHNA, within three years of adopting this Housing Element, the City will undertake a series of land use actions to increase development potential. These proposed land use actions will require thorough environmental review, and any additional constraints will be identified at the time the actions are taken, along with any necessary mitigation measures. Downey is fully developed, and full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available for all the sites included in the inventory. To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure the capacity exists to service new developments.

## Financial and Administrative Resources

### Financial Resources

A variety of potential funding sources are available to finance housing activities in Downey. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects.

The City participates in HUD federal funding programs and receives CDBG and HOME funds from HUD on a formula basis each year and in turn, awards, grants, and loans to nonprofit and public organizations for programs and projects in furtherance of Housing Element goals and policies. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income residents. For the 2020-2021 program year, the City received \$1,094,600 of CDBG funds and \$457,821 of HOME funds. When combined with \$170,575 in estimated HOME program income generated during the prior program year, the 2020-2021 Action Plan allocates \$1,094,600 of CDBG funds and \$628,396 of HOME funds to the following program activities, to be implemented from July 1, 2020 to June 30, 2021.

- In partnership with housing developers, the City will leverage HOME and CDBG funds to support the development or creation of affordable housing opportunities for home buyers, with units affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
- Using CDBG and HOME funds, the City will continue to provide a Residential Rehabilitation Program for existing housing units occupied by low- and moderate-income households.
- The City will continue to use CDBG funds to affirmatively further fair housing choice through by funding fair housing education, counseling, antidiscrimination, and landlord-tenant mediation services.

As a City with substantial housing and community development needs, Downey leverages its CDBG and HOME entitlement grants with a variety of funding resources including but not limited to those listed below to maximize the effectiveness of available funds.

### *State Resources*

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

### *Local Resources*

- Los Angeles County Continuum of Care (CoC)
- Housing Authority of County of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)



### **Private Resources**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

The City has also received funding from the State of California Local Early Action Planning Grant Program (LEAP) for planning activities that accelerate housing production. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their sixth cycle housing elements.

Several resources from the County of Los Angeles are available to the Downey community. The federally funded Housing Choice Voucher program (formerly Section 8) is overseen by the Los Angeles County Development Authority (LACDA) and provides rental assistance payments to owners of private market rate units on behalf of low-income tenants. LACDA also oversees the First Home Mortgage Program, which is open to all Los Angeles County residents (outside of the City of Los Angeles). The Mortgage Credit Certificate (MCC) program provides federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County of Los Angeles.

### **Administrative Resources**

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Downey and local and regional non-profit private developers. The Planning Division within the Community Development Department takes the lead to implement Housing Element programs and policies. The Division is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan, the Zoning Ordinance, and State codes. The City also works closely with non-profit developers to expand affordable housing opportunities in Downey. In 2016, the City and Habitat for Humanity of Greater Los Angeles (Habitat LA) partnered on development of six affordable homeownership units. In 2014, National CORE, with assistance from the City, developed Downey View, a 50-unit affordable housing complex.

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# downey general plan

# housing element

## CHAPTER 5:

### 2014-2019 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance for the City of Downey 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 critical 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 Downey. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Through program implementation during the 2014-2021 planning period, the City of Downey has made considerable progress in addressing the housing needs of the special populations. Lower income households have been assisted through the Housing Rebate and Grant Program which offers grants to promote the improvement, rehabilitation and/or the preservation of housing units occupied by low- to moderate-income households. In June of 2020, Downey launched a COVID Rental Assistance Program to cover one month of rental payments for income-eligible households. In March of 2021, Downey began to offer assistance for up to three months. The City also offers the Housing Rehabilitation and Assistance program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). However, no applications have been submitted recently. The City also made moderate progress in expanding housing opportunities. In 2014 the Downey View development, with 50 affordable units, was built. Downey View replaced an outdated telephone service building with an urban-infill, transit-oriented development. Four (4) units were designated to those individuals who experience a physical or sensory disability. Through its HUD-funded grant program, the City was able to provide public services designed to provide residents with special needs including, but not limited to, those concerned with mental disabilities, physical disabilities, developmental disabilities, and other conditions as well as seniors. For 2020-2021 the City provided \$85,00 in funding to three organizations that assist the elderly and those with special needs.

To address the needs of persons experiencing homelessness, the City allocated \$25,000 in funding to The Whole Child, a non-profit organization that assists with homeless assistance and prevention programs. In 2018, the City adopted a *Plan to Prevent and Combat Homelessness*, which outline the City’s priorities as it continues to address issues related to homelessness. While programs efforts to assist special needs groups were generally favorable, the City’s efforts to address the needs of special needs groups are hindered by limited funding.

The Department of Housing and Community Development determined that the Downey 2014-2021 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 21 housing programs. Following the evaluation table, the quantified objective performance is summarized.

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p><b>PROGRAM 1: CODE ENFORCEMENT</b> Continue to conduct inspections on a complaint basis through the City’s Code Enforcement Division.</p>	<p>The City achieved 95 percent compliance toward corrective action in years 2014 to 2016. From 2018 to 2019, the City changed the program assessment metric to code enforcement cases filed. For 2018 and 2019, there were a total of 6,420 code enforcement cases filed. In 2020, 5,768 code enforcement cases were filed. These cases typically involve required maintenance of a property or illegal construction within the residential zoning districts. Residents are encouraged to apply for rehabilitation assistance when the case is applicable.</p> <p><i>Continued Appropriateness:</i> Property maintenance is an important City goal. This program will remain in the Housing Element with modified quantifiable objectives consistent with available funding.</p>
<p><b>PROGRAM 2: HOUSING REBATE AND GRANT PROGRAM</b> Address property, structural, and energy/water conservation improvements for low-income homeowners in the City. The City anticipates that 10 projects will be assisted annually based on funding availability.</p>	<p>During the planning period, the City of Downey provided a total of 120 grants of up to a range of \$10,000 to \$35,000 each (total of more than \$1.78 million in funds), toward improvements to residential properties occupied by low- to moderate-income households, far more than the 80 expected over the element period.</p> <p><i>Continued Appropriateness:</i> The 2020-2024 Consolidated Plan listed the Residential Rehabilitation Program as key Housing Preservation Initiative. This program will remain in the Housing Element with updated objectives that will be consistent with the latest Consolidated Plan.</p>
<p><b>PROGRAM 3: MONITOR AND PRESERVE AFFORDABLE HOUSING</b> City staff will maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.</p>	<p>An inventory of the City’s affordable housing units is kept and maintained by the Community Development Department. The City partnered with Habitat for Humanity to develop six low-income ownership units. The City had no multi-family residential developments at risk during this Housing Element cycle. The City monitored four at-risk units during the housing cycle which have since lost their affordability covenants.</p>

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>The citywide total of affordable units as of December 2019 was 202. The current Consolidated Plan (2020-2024) commits CDBG/HOME funds to develop four affordable rental units and rehabilitate 100 existing units. Continued education is provided to property owners to maintain compliance with deed restrictions. Standards, benefits, and incentives related to affordable housing are also shared with any persons interested in the construction of a residential development.</p> <p><i>Continued Appropriateness:</i> Preservation of affordable housing is an important goal for the City. An updated version of this program will be included in the Housing Element and will include details based on an updated risk analysis.</p>
<p><b>PROGRAM 4: ENERGY EFFICIENT DESIGN</b> 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. Encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures. Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design.</p>	<p>The program is ongoing. The City offers all development applications within single-family residential zones the incentive of increasing floor-area ratio (FAR) by an additional 0.5 for projects that incorporate energy-efficient elements. This bonus was used once in 2019 and once in 2020. All 2019 and 2020 Rehabilitation Assistance awardees (see Program 2) made energy efficiency improvements to their properties.</p> <p><i>Continued Appropriateness:</i> This program will remain in the Housing Element as part of a comprehensive energy conservation program.</p>
<p><b>PROGRAM 5: HOUSING OPPORTUNITY SITES</b> Staff will continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community through an updated inventory available throughout the 2014-2021 planning cycle. Provide information to interested developers and on the City’s website about potential residential opportunity sites.</p>	<p>The City continues to encourage and advocate for the construction/redevelopment of underutilized parcels as an ongoing effort. The City worked to increase densities at seven sites during this Housing Element cycle, adding a total of 57 units. At least one identified opportunity site within Downtown Specific Plan area was developed; information about some opportunity sites is available through the City’s website.</p> <p><i>Continued Appropriateness:</i> The 2021 Housing Element will include an updated adequate sites program that will reflect the new RHNA and sites inventory. A revised version of this program will remain in the Housing Element.</p>
<p><b>PROGRAM 6: SECOND UNIT ZONING</b> Based on previous planning periods, it is reasonable to expect 8-12 second units to be constructed during the planning period, therefore. Throughout the planning period, the City will inform eligible property owners of</p>	<p>In 2018 and 2019, the City updated its second unit standards to comply with statewide ADU regulations, which expanded development opportunities to all properties with single-family residence in residential zone districts. The City expected a total of 8 to 10 ADUs during the entire element period; it approved a total of 19 ADU projects from 2018 to</p>

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>the potential to construct second units through updated handouts and information on the City’s website.</p>	<p>2019). In 2020, a total of 53 ADUs were approved, and 134 applications were submitted. Those that have not been approved are anticipated to be issued sometime in 2021. Information regarding standards is continuously provided to property owners. Currently, the City provides information handouts at the public counter. The State released ADU design guidelines that staff provides to the public at the counter and on the City’s website.</p> <p><i>Continued Appropriateness:</i>            Due to the numerous changes to State laws regulating ADU development (previously known as second units), the City can adopt a revised ADU ordinance or apply standards established under State law. 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 consistent with State law.</p>
<p><b>PROGRAM 7: SENIOR HOUSING ZONING</b>            The City will continue to offer incentives to developers to facilitate the development of alternative housing models that are favorable to senior residents. Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City’s website.</p>	<p>The City continues to encourage and advocate for senior housing development. The City offers incentives in the form of reduced parking, lower minimum unit sizes, increases in heights and allowed stories, and increased lot coverage. The allowed density is also greater than traditional multi-family developments, and a density bonus is available.</p> <p>Staff provides information/language from the Municipal Code at the public counter. Staff will be generating a handout and will provide information on the City’s website.</p> <p><i>Continued Appropriateness:</i>            This program is an important component of the City’s affordable housing strategy and will remain in the Housing Element either as a stand-alone program or as part of a more comprehensive program addressing the development of special needs housing.</p>
<p><b>PROGRAM 8: MORTGAGE CREDIT CERTIFICATE</b>            Continue participation and distribute fliers and advertise program availability.</p>	<p>The City of Downey continues to provide information to residents and members of the public who may be interested in the program and assists individuals in locating Los Angeles County Housing Authority’s offices and website.</p> <p>Two families benefitted from this program from 2017-2018.</p> <p><i>Continued Appropriateness:</i>            The Mortgage Credit Certificate (MCC) Program is run by the Los Angeles County Development Authority (LACDA). MCC is an important resource for low- and moderate-income first-time home buyers and will remain in the Housing Element with updated objectives for continued coordination with LACDA.</p>
<p><b>PROGRAM 9: SECTION 8 RENTAL ASSISTANCE</b>            Continue to provide assistance to households through continued participation in the Section 8 program and</p>	<p>2020 records show 455 total units within the City participating in Section 8 Housing Choice Voucher Program. There were 630 vouchers used in Downey in 2016.</p>

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>encourage rental property owners to register their units with the Housing Authority. The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.</p>	<p>In June of 2020, Downey launched a COVID Rental Assistance Program--\$500,000 budget, 457 tenant applications for assistance from the City to cover one month of rental payments for income-eligible households. In March of 2021, Downey began to offer assistance for up to three months.</p> <p><i>Continued Appropriateness:</i> The Section 8 Housing Choice Voucher is operated by the Los Angeles County Development Authority (LACDA). The Housing Choice Voucher program (Section 8) is an important affordable housing resource for City residents and will remain in the Housing Element with updated objectives for preservation of vouchers and continued coordination with LACDA.</p>
<p><b>PROGRAM 10: LOS ANGELES COUNTY PARTNERSHIP</b> Increase resident awareness about housing programs offered by the County by advertising them on the City’s website and by offering Staff assistance at City Hall.</p>	<p>The City continues to provide members of the public with information regarding County-sponsored housing programs/assistance.</p> <p><i>Continued Appropriateness:</i> The County offers a variety of housing assistance programs that can supplement the City’s current housing programs. The partnership will remain a program with updated objectives for continued coordination with LA County Community Development Corporation and LACDA.</p>
<p><b>PROGRAM 11: REMOVE DEVELOPMENT CONSTRAINTS</b> On an annual basis, the City will review development standards, to ensure that the development of lower income housing can occur. Revise the development code to address all constraints identified in Section 5 of the Housing Element. Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities.</p>	<p>The City was not able to make substantial updates or changes to the Municipal Code during the last cycle due to staffing and funding constraints. Recently however, Residential Design Guidelines have been developed to provide streamlined and objective reviews for single-family residential development.</p> <p>The City is in the process of updating ADU standards and permit streamlining to comply with recent State legislation. All residential properties now have potential density of two units per lot. While no applications for residential developments were submitted for the year 2019, the City's Downtown Specific Plan has helped facilitate large residential development in the past and preliminary proposals have been discussed for the near future.</p> <p><i>Continued Appropriateness:</i> Removal of constraints is of ongoing importance to the City, and this program will remain in the Housing Element with specific program actions to be identified during the update of the Housing Element.</p>
<p><b>PROGRAM 12: DENSITY BONUS</b> Inform and encourage developers to utilize the density program by promoting the program on the City’s website and by offering Staff assistance at City Hall.</p>	<p>The City continues to provide density bonus as a resource for new developments. The City offers developers density increases of 35 percent plus development incentives for qualified affordable housing projects. Eligible projects must</p>

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>contain at least 20 percent units for low-income households, or at least five percent reserved for very low-income, or 50 percent reserved for senior households. This program was not used in 2018, 2019, or 2020 and no data are available about previous years.</p> <p>The City will update its ordinance to remain in compliance with Government Code §65915, and to meet the revised standards in recent State legislation which include more relaxed thresholds and higher bonus percentages.</p> <p>Staff will create a handout and promote the City’s density bonuses on the City website for future developers.</p> <p><i>Continued Appropriateness:</i> Density bonuses are an important tool for the City and will remain in the Housing Element as a strategy to encourage housing development.</p>
<p><b>PROGRAM 13: PLANNED UNIT DEVELOPMENTS</b> Continue to encourage Planned Unit Developments to provide affordable housing through creative land use techniques. Inform developers of the density incentives under the program.</p>	<p>The City has approved one PUD at 8601 Gallatin Road, between 2014-2017, and the development was constructed. No PUDs were proposed in the City during 2018, 2019, and 2020.</p> <p>PUD proposals have not been a common request. Staff may promote through handouts and potentially on City website once staff reviews the current code section.</p> <p>The program remains a tool within the Downey Municipal Code that may be utilized when appropriate to create large (potentially affordable) creative residential development projects.</p> <p><i>Continued Appropriateness:</i> PUDs are important to the City and will remain in the Housing Element as a strategy to encourage housing development.</p>
<p><b>PROGRAM 14: STREAMLINE PROCESSING</b> Continue to monitor permit processing times and investigate ways to streamline the process. Continue to digitize information including building permits and the Zoning Code.</p>	<p>The City of Downey diligently complies with all applicable streamlining policies and practices. In 2018, the City digitized resources including archived building permits and planning entitlements to further streamline permit processing and reduce the amount of time it takes to conduct property research. Upgrades were also made to the City's permitting software to ensure accurate information and speedier service.</p> <p>The City is also undergoing the establishment of electronic plan check system that will be implemented by the end of 2021 for a more streamlined plan check review.</p> <p><i>Continued Appropriateness:</i></p>



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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>This program will remain in the Housing Element as part of a larger project streamlining program that will also address new streamlining requirements under SB 35.</p>
<p><b>PROGRAM 15: PRIORITIZE HOUSING PROGRAM ACTIVITIES</b>            Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City’s Consolidated Plan.</p>	<p>The City’s Housing Rehabilitation Assistance Program has been identified by the Community Development Department as an ongoing priority program based upon annual needs assessments and the City’s previous and current Consolidated Plans. The City allocated approximately \$455,000 to 13 separate properties of low- to moderate-income households in both 2018 and 2019. The 2020-2024 Consolidated Plan Action Plan sets aside funds to support rehabilitation of 20 low- to moderate-income household properties per year in each of the next five years.</p> <p><i>Continued Appropriateness:</i>            The City prioritizes housing program activities as part of their HUD entitlement grant funding. This program is no longer needed and will be removed.</p>
<p><b>PROGRAM 16: PLANNING AND DEVELOPMENT FEES</b>            Continue to conduct annual reviews of planning and development fees.</p>	<p>Annual reviews of fees are necessary and are a preferred timeline in the City of Downey. Consumer Price Index (CPI) adjustments are made at the beginning of every fiscal year. Changes to planning and development fees were made to recover cost for services, yet total cost for service remains higher than the applicable fee. City fees remain appropriate and consistent with surrounding communities. In 2020, fees were adjusted and raised 2.5 percent for most development applications. Fees were also adjusted and raised in 2018 and 2019. Changes were made to recover cost for services, yet total cost for service remains higher than the applicable fee. Change in fees remains appropriate and consistent with surrounding communities.</p> <p><i>Continued Appropriateness:</i>            Maintaining an appropriate fee structure is important to balancing the need to recover cost for services but not constrain residential development. This program will remain in the Housing Element.</p>
<p><b>PROGRAM 17: WATER AND SEWER SERVICE PROVIDERS</b>            Submit the adopted Housing Element to local water and sewer providers for their review and input.</p>	<p>The City submitted the adopted Housing Element to local water and sewer providers consistent with the requirements of State law.</p> <p><i>Continued Appropriateness:</i>            This remains a requirement of Housing Element law and will remain in the updated Housing Element.</p>
<p><b>PROGRAM 18: FLOOD MANAGEMENT</b>            Ensure that flood risks are considered when making land use decisions.</p>	<p>Assessments regarding flood risks are ongoing. City staff professionals with the appropriate knowledge review every development application.</p> <p><i>Continued Appropriateness:</i></p>

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

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Flooding is addressed in the General Plan Safety Element; to avoid duplication, this program will be removed.
<p><b>PROGRAM 19: LOT CONSOLIDATION</b> Encourage lot consolidation of smaller parcels to accommodate projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher.</p>	<p>The City continues to encourage lot consolidation; however, no lots were consolidated within the City during this planning period.</p> <p><i>Continued Appropriateness:</i> Lot consolidation is important to the City, and this program objective will remain in the Housing Element either as a stand-alone program or as part of a more comprehensive program addressing new housing development.</p>
<p><b>PROGRAM 20: REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES</b> Administer the Housing Rebate and Grant Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Provide information in public places regarding the City’s reasonable accommodation ordinance that expands upon the provisions of the Housing Rebate and Grant Program and make information on this program more widely available to residents. If necessary, implement reasonable accommodate procedures within one year.</p>	<p>The City currently does not have a reasonable accommodation ordinance. As part of the last Housing Element cycle, staff is working on forming the ordinance. Adoption of the ordinance is anticipated for 2021.</p> <p>The City offers the Housing Rehabilitation and Assistance program to fund needed accessibility home modifications. However, no applications have been submitted recently.</p> <p><i>Continued Appropriateness:</i> This program is continued in the Housing Element.</p>
<p><b>PROGRAM 21: FAIR HOUSING</b> Continue to assist households through the Fair Housing Foundation and continue to refer fair housing complaints to the Fair Housing Foundation.</p>	<p>The City continues to contract with the Fair Housing Foundation (FHF), which serves 250 Downey residents per year, providing services including tenant and landlord counseling, and workshops and trainings tailored to tenants, landlords, property owners and managers. The City provides contact information for FHF on its website and provides fair housing information at its Housing Resource Fairs.</p> <p><i>Continued Appropriateness:</i> Fair housing is an important issue to the City, and an expanded version of the program will remain in the Housing Element consistent with new State laws requiring cities to Affirmatively Furthering Fair Housing (AB 686, 2018).</p>

**Quantified Objectives**

Table 5.2 shows the progress the City has made in meeting the program objective included in the 2014-2021 Housing Element, including progress meeting the City’s fifth cycle RHNA. Through December of 2020, 39 percent of the total units in the RHNA allocation (or 466 of 1,201 units) were built. However, this is mostly due to development of moderate- and above-moderate units. No very low- or extremely low-income units were built so far during this period.

The City did not include a rehabilitation objective in the 2014 Housing Element. Nonetheless, through the Housing Rebate and Grant Program, the City provided a total of 120 grants of up to a range of \$10,000 to \$35,000 each (total of \$1.78 million in funds) toward improvements to residential properties occupied by low- to moderate-income households.

The conservation goal was to preserve four at-risk ownership units. Those ownership units are no longer affordable, but none of the City’s stock of affordable multi-family housing converted to market rate housing during the planning period.

**Table 5.2: Summary of 2014-2021 Quantified Objectives and Progress**

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
<b>Construction Objective <sup>a</sup></b>	2	10	50	20	100	<b>182</b>
<b>Units Accommodated by Opportunity Sites (RHNA)*</b>	239	239	242	135	346	<b>1,201</b>
<b>Combined Total, Construction and Opportunity Sites (RHNA)*</b>	<b>241</b>	<b>249</b>	<b>292</b>	<b>155</b>	<b>446</b>	<b>1,383</b>
Progress [Total units]	0	0	6	70	390	<b>466</b>
Progress [Percent of Construction Objective Reached]	0%	0%	12%	350%	390%	<b>256%</b>
Progress [Percent of Combined Total Construction and RHNA Opportunity Sites]	0%	0%	2%	45%	87%	<b>34%</b>
<b>Rehabilitation Objective (CDBG funding) <sup>b</sup></b>	0	0	0	0	0	<b>0</b>
Progress	0	0	120	0	0	<b>120</b>
<b>Conservation/Preservation Objective <sup>c</sup></b>	0	0	4	0	0	<b>4</b>
Progress	0	0	0	0	0	<b>0</b>
<b>Units Assisted through Other Programs <sup>d</sup></b>	0	20	20	30	0	<b>70</b>
Progress			97 (139%)			<b>97 (139%)</b>

Notes:

(a) Construction objectives represent the number of units the City realistically expects might be constructed within the planning period, as opposed to the “units accommodated by opportunity sites” which includes the City’s remaining RHNA.

(b) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. The rehabilitation objective is consistent with the City’s Housing Plan.

(c) The conservation/ preservation objective is consistent with the City’s total count of affordable units that are permanent but could potentially be at-risk units including 4 at risk ownership units.

(d) The units included in the table as assisted through programs includes 10 households assisted annually through the Housing Rebate and Grant Program. The number of units was estimated by income category based on past utilization of the program.

\*RHNA total represents number of units needed to accommodate shortfall from previous HE Cycle, since Downey did not make available adequate sites to accommodate the Fourth Cycle RHNA (2008-2014).

Source: City of Downey 2014-2021 Housing Element, page 40; Housing Element Annual Reports, 2014 to 2020

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# downey general plan

# housing element

## CHAPTER 6. HOUSING PLAN

This Housing Plan's goals, policies, and programs have been established to address housing issues in Downey and to meet State law housing requirements. The City's enduring objective is to facilitate and encourage safe, decent housing that fulfills the diverse needs of current and future residents. To achieve this vision, the Housing Plan identifies long-term housing goals and shorter-term policies and programs to address identified housing needs, constraints to development confronting the City, and resources available to address the housing needs. These are informed by recent community input, the housing needs assessment (Chapter 2), housing constraints analysis (Chapter 3), housing resources analysis (Chapter 4), and the review of program accomplishments for the previous (2014-2021) Housing Element (Chapter 5).

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

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality'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.
- 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.

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 and facilities to accommodate the City's share of regional housing need for each income level. The programs also address identified housing issues in Downey and approaches to meet State law housing requirements.

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. A summary of quantified objectives is included following the program descriptions.

This Housing Plan focuses on goals, policies, and programs that can realistically be accomplished based on current funding and staffing levels. This does not preclude the City from undertaking additional program actions not included in this Plan if they are consistent with the goals and policies set here and throughout the General Plan.

## Goal and Policies

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<b>Goal 1.</b>	<b>Encourage a variety of housing types to meet the existing and future needs of City residents.</b>
Policy 1.1	Accommodate a variety of housing types to meet the needs of all residents.
Policy 1.2	Encourage and facilitate a range of housing to accommodate the City's share of regional housing and special housing needs.
Policy 1.3	Implement land use policies and standards that allow for a range of residential densities and housing types that will enable households of all types and income levels opportunities to find suitable ownership and rental housing in the City.
Policy 1.4	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.
Policy 1.5	Encourage infill development and recycling of land to provide adequate residential sites.
Policy 1.6	Support the assembly of small vacant or underutilized parcels to enhance the feasibility of infill development.
Policy 1.7	Facilitate the development of accessory dwelling units on single-family properties citywide.

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<b>Goal 2.</b>	<b>Assist in the development of adequate housing and provide resources to meet the needs of low- and moderate-income and special needs households.</b>
Policy 2.1	Facilitate housing development of affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.
Policy 2.2	Encourage the inclusion of housing affordable to lower-income households when reviewing proposals for new housing developments

- Policy 2.3 Encourage and provide incentives for both the private and public sectors to produce or assist in the production of affordable housing, with emphasis on housing affordable to persons with disabilities, seniors, large families, female-headed households with children, and people experiencing homelessness.
  - Policy 2.4 As funding allows, provide rental assistance to address existing housing problems and support regional programs to assist prospective homebuyers.
  - Policy 2.5 Support regional efforts to develop affordable housing and address homelessness.
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**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.**

- Policy 3.1 Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.
  - Policy 3.2 Utilize density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.
  - Policy 3.3 Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
  - Policy 3.4 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.
  - Policy 3.5 Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.
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**Goal 4. Conserve and improve the conditions of neighborhoods and existing housing, especially affordable housing.**

- Policy 4.1 Assist in the conservation and preservation of all affordable housing units, including mobile home parks and government-subsidized housing, and especially those at risk of converting to market rate housing.
- Policy 4.2 Promote the repair, revitalization, and rehabilitation of residential structures which have fallen into disrepair.
- Policy 4.3 Leverage State and federal loans and grants to assist in preserving existing housing and rehabilitating unsound housing structures.

Policy 4.4	Pursue comprehensive neighborhood preservation and reinvestment strategies for portions of the community with aging and deteriorating housing and infrastructure.
Policy 4.5	Encourage energy conservation and sustainable building measures in new and existing homes.
Policy 4.6	Encourage development and long-range planning that uses compact urban forms that foster connectivity, walkability, and use of alternative transportation modes.

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

Policy 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.
Policy 5.2	Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons.
Policy 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 enforcing agencies.
Policy 5.4	Ensure that persons with disabilities have adequate access to housing.
Policy 5.5	Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.
Policy 5.6	Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

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## Implementing Programs

The programs below identify the actions that will be taken to address identified housing need and issues in Downey and approaches to meet state law housing requirements. Program numbers reference corresponding goals listed above.

### PROGRAM 1.1: ADEQUATE SITES

The City of Downey has a remaining RHNA of 5,732 units for the 2021-2029 RHNA planning period after credits for permitted or approved units are taken into consideration. The City can meet just under half (46 percent) of the RHNA with approved and proposed projects, projected ADU development, and on vacant and underutilized land for two residential designations and within the Downtown Downey Specific Plan area. The identified RHNA shortfall is 3,510 units. To address the shortfall, the City has identified various sites that, while appropriate for redevelopment and intensification, require General



Plan amendments, zone changes, and the addition of residential overlays to facilitate residential development. Once appropriate land use and zoning actions are taken, the City can adequately accommodate the remaining RHNA.

### *Site Rezoning*

The RHNA shortfall to be addressed for the 2021-2029 planning period is 784 units in the very low-income category, 433 units in the low-income category, 706 units in the moderate-income category, and 1,587 in the above moderate-income category. The City will make available sites to accommodate the RHNA shortfall by:

- Completing General Plan and Zoning Code amendments to increase the allowable residential density in the Medium Density Residential (MDR) General Plan designation and R-3 zone from 18-24 units per acre to 18-40 units per acre. The sites inventory includes 24.5 acres of MDR/R-3 sites.
- Completing a land use and zone change to APN 6232-020-004 from Low Density Residential/R-1 to High Density Residential/R-3.
- Adopt an implementing zone and development standards for the Mixed-Use General Plan designation that will allow residential development at a density of at least 30 units per acre. The sites inventory includes 7.78 acres of mixed-use sites.
- Adopt a residential overlay zone that will allow high-density housing development at a density of at least 30 units per acre along key City corridors and allows residential development as a by-right use. The overlay zone will apply to non-industrial, non-R-1 zoned properties located in key areas of six key commercial corridors identified on Figure 4.2 (Residential Overlay Zone) as well as one stand-alone property (APN 6283-001-035). While the overlay applies to non-industrial, non-R-1 zoned properties located in key areas of six key commercial corridors identified on Figure 4.2 (Residential Overlay Zone), specific sites totaling 49.4 acres have been chosen for the Housing Element consistent with State law.
- Add a residential component to three key specific plan areas with densities of at least 30 units per acre. The residential component will be implemented by a residential or mixed-use overlay or by amending or rescinding the governing specific plans. The sites inventory includes three non-residential specific plans.

The 784 very low- income and the 433 low-income RHNA shortfall units 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 for developments in which at least 20 percent of the units are 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 sites inventory shows that not enough identified capacity exists on sites designated exclusively for residential use. Thus, the very low- and low-income RHNA shortfall will be accommodated on sites designated for mixed use, with land use regulations that allow stand-alone residential uses and require that at least 50 percent of the total floor area of mixed-use projects have a residential use.

The amendments and rezoning will be completed within three years of Housing Element adoption. Sites to be rezoned, listed in the sites inventory table in the appendix, have an identified total realistic capacity for 4,309 units (exceeding the RHNA shortfall).

The City will continue to facilitate redevelopment of underutilized sites through outreach methods to the development community by providing on the City's website an updated inventory available 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 Downey 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 creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

**Funding Source:** *General Fund (staff time) and application fees*  
**Responsible Party:** *Community Development Department, Planning Division*  
**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. 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 or county 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.

The City will evaluate 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, Planning Division*  
**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 General Plan Land Use Element to: 1) establish the Medium Density Residential designation density range at 18.0 to 40.0 units per acre, 2) establish a new Residential Overlay designation with a minimum density of at least 30 units per acre, and 3) ensure land use policy

discussion reflects these two changes and direction to allow housing along specified corridors and within specified specific plan areas.

- In the Zoning Code and/or Specific Plans:
  - Amend regulations for the Medium Density (R-3) zone to allow up to 40 units per acre and adjust development standards accordingly.
  - Amend the Zoning Code to include a Residential Overlay that allows a minimum density of 30 units per acre and allows residential development as a by-right use. Apply the Residential Overlay to all non-industrial properties located along commercial corridors identified in the sites inventory.
  - Amend the Stonewood Center, Downey Landing, and Florence/I-5 Specific Plans to allow housing at a density of at least 30 units per acre on properties identified in the sites inventory. For sites that are identified to meet the very low- and low-income RHNA shortfall, development standards in the Specific Plans will allow stand-alone residential uses and require that 50 percent of the total floor area of mixed-use projects have a residential use. As an option to amending the Specific Plans, the City may consider rescinding one or more of the plans and applying the appropriate residential zones or overlays to sites identified in the sites inventory needed to meet the RHNA shortfall.
  - Create a new zone and development standards to implement the General Plan Mixed-Use designation. Adopt standards that allow for a minimum density of at least 30 units per acre. For sites that are identified to meet the very low- and low-income RHNA shortfall, development standards will allow stand-alone residential uses and require that 50 percent of the total floor area of mixed-use projects have a residential use.
  - To increase development opportunities, identify opportunities to apply the Mixed-Use zone to other locations for future mixed-use/residential development, while considering appropriate jobs/housing balance and fiscal impacts.
  - Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that include at least 20 percent of the units as housing affordable to lower-income households. These provisions will apply only to sites being used to meet the sixth cycle lower-income RHNA that were previously identified in the fourth and fifth cycle Housing Elements as housing sites. These “reuse” sites are specifically identified in the Housing Element appendix.
  - Review and, if needed, revise residential developments standards with a focus on minimum lot area requirements and building height limits in the R-3 zoning district and minimum unit sizes for all residential development.
- Resolve General Plan and Zoning Ordinance inconsistencies in residential land use designations.
- Explore additional opportunities to expand residential development in the City, including, but not limited to, the Florence Avenue/I-5 Specific Plan (90-1).

**Funding Source:** *General Fund*

**Responsible Party:** *Community Development Department, Planning Division*

**Timeframe:** *Ongoing; Update of General Plan and adoption of densities in the MDR/R-3 designation, mixed-use standards, and residential overlay for corridors and identified specific plan sites within three years of Housing Element adoption. Identification of additional mixed-use opportunity areas as part of a General Plan update.*

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

Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance that reflects current State law, including permit streamlining processes and fee assessment. Facilitate and encourage ADU development in Downey as follows:

- Create a process 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.
- Implement state architect standard plans, when released, to support ADU development and streamline the plan check process for ADUs.
- Continue the City's public outreach program to encourage 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, Planning Division and Building Division*

**Timeframe:** *Adopt ordinance within two years of Housing Element adoption; ongoing ADU development support*

**Quantified Objective:** *1,083 ADUs during the planning period (this objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)*

## **PROGRAM 1.5: DENSITY BONUS**

Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Update the City's density bonus ordinance to remain in compliance with Government Code §65915. Enhance its applicability for the Downtown, Stonewood, Downey Landing, and Florence/I-5 Specific Plans. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, Planning Division*

**Timeframe:** *Adopt a density bonus ordinance within two years of Housing Element adoption; ongoing*

## **PROGRAM 1.6: INCLUSIONARY HOUSING**

Study and, if shown to be appropriate for Downey, adopt an inclusionary housing ordinance and program. As the City studies its viability, it will also determine and try to mitigate any constraints such an ordinance might have on residential development in the City.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, Planning Division; City Council*

**Timeframe:** *Evaluate feasibility of an inclusionary ordinance within one year of Housing Element adoption; If appropriate, develop for possible adoption within four years of Element adoption.*

### **PROGRAM 1.7: PLANNED UNIT DEVELOPMENTS**

Continue to encourage Planned Unit Developments to provide affordable housing through creative development approaches. Inform developers of the density incentives under the program. Review relevant Municipal Code provisions to make sure the program complies with State law.

**Funding Source:** *General Fund (staff time)*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Ongoing*

### **PROGRAM 1.8: REPLACEMENT OF UNITS ON SITES**

Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

**Funding Source:** *General Fund (staff time)*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Ongoing*

### **PROGRAM 2.1: 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.

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, Planning Division*

**Timeframe:** *Ongoing*

## **PROGRAM 2.2: HOUSING FOR PERSONS WITH DISABILITIES**

Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions:

- Assist developers who seek State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.
- Review the permit and processing procedure for group homes for 7+ clients to ensure that these uses are treated objectively and do not discriminate against persons with disabilities.

**Funding Source:** *Community Development Department budget*

**Responsible Party:** *Community Development Department, Planning and Housing Divisions*

**Timeframe:** *Support grant applications at least once during the planning period; develop informational material within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities on an ongoing basis; Permit processing procedure review as part of the land use updates to be completed within three years of Housing Element adoption.*

## **PROGRAM 2.3: AFFORDABLE HOUSING DEVELOPMENT INCENTIVES**

- 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.
- Use resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, and California Housing Finance Agency single-family and multi-family programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower- and moderate-income households.
- Facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

**Funding Source:** *HUD, HOME, CHFA, General Fund (staff time)*

**Responsible Party:** *Community Development Department, Planning and Housing Divisions*

**Timeframe:** *Ongoing*

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

- 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.
- Encourage multi-family housing development near transit routes.
- Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) loan programs and refer the program to builders or corporations interested in developing housing in the City.
- Educate the community on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, Planning Division*

**Timeframe:** *Ongoing*

**Quantified Objective:** *Assist 5 affordable housing projects*

## **PROGRAM 2.5: AD HOC COMMITTEE FOR AFFORDABLE HOUSING**

Continue to convene the Ad Hoc Committee for Affordable Housing, launched in 2021, to discuss housing affordability issues in Downey and explore concepts to be included in the General Plan and Zoning Code amendments, such as (but not limited to) inclusionary housing. Serve as an ongoing space for residents to share concerns and ideas related to affordable housing in the City.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, City Council*

**Timeframe:** *2021 to 2029*

**Quantified Objective:** *Meet quarterly throughout the planning period*

## **PROGRAM 2.6: FIRST-TIME HOME BUYER ASSISTANCE**

Continue to support first-time, low-and moderate-income home buyers in Downey by connecting interested residents and members of the public to the Mortgage Credit Certificate and First Home Mortgage programs, run locally by Los Angeles County Development Authority (LACDA). Direct residents to the LACDA offices and website and review key eligibility requirements. Advertise and encourage interested first-time, low-income homebuyers in Downey to apply for the federal Home Ownership Program (HOP), financed with HOME funds provided by the U.S. Department of Housing and Urban Development (HUD). Coordinate with Downey service providers and other community-based organizations to publicize these housing assistance programs. Provide information on these programs on the City's website and via social media, through flyers posted at City facilities, and via staff assistance at City Hall.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, Housing Division*

**Timeframe:** *2021 to 2029*

## PROGRAM 2.7: ADDRESS HOMELESSNESS

Implement the City's Plan to Prevent and Combat Homelessness, which includes the following goals:

- Ensure all City staff are equipped to address the intersection of homelessness and their departments by providing trainings with local service providers on engagement techniques and available services.
- Facilitate City and broader community working groups to address homelessness and housing affordability in Downey.
- Mobilize and engage Downey residents, businesses, and faith communities to advocate for and champion long-term solutions to prevent and address homelessness.
- Continue to support local organizations that provide emergency resources and provide opportunities for service expansion, such as co-location at City of Downey facilities.
- Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.
- Identify potential sites in the City for emergency shelters to serve unmet needs of those in Downey experiencing homelessness.
- Ensure the Zoning Code defines supportive and transitional housing as residential uses.
- Provide rental assistance and services coordination to prevent Downey residents from becoming homeless.

In addition to the goals above, the City will:

- Continue working with service providers and other non-profit organizations who aid residents experiencing homelessness and provide technical support as needed.
- Support and promote local housing opportunities for Downey residents by seeking space for local veterans experiencing homelessness in the Veterans Commons, 100 units of transitional housing planned for development in the Rancho Los Amigos South Campus Specific Plan area.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Housing Division, Community Development Department, City Manager's Office*

**Timeframe:** *2021 to 2029*

**Quantified Objective:** *Assist 50 persons experiencing homelessness into housing as indicated in the City of Downey Consolidated Plan 2020-2024 (Assist 25 persons experiencing homelessness 2020-2024)*

## PROGRAM 2.8: COUNTY AND REGIONAL PARTNERSHIPS

Coordinate with LACDA and other Los Angeles County agencies to promote local supportive housing development and rental opportunities for Downey residents, including Veterans Commons and the Restorative Care Village. Explore housing development opportunities on County-owned land within the City limits, including within the Rancho Los Amigos South Campus Specific Plan area. Coordinate with Gateway Council of Governments to explore regional solutions to address housing needs.

**Funding Source:** *General Fund*

**Responsible Party:** *Community Development Department, Planning and Housing Divisions; City Managers' Office*

**Timeframe:** *Ongoing*



## **PROGRAM 2.9: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS**

Maintain an inventory of affordable housing units in the City, with unit affordability information to ensure landlords are compliant with deed restrictions. Continue to work with non-profit organizations, like Habitat for Humanity and PATH, to preserve existing affordable housing in the City. Pursue funding for ownership when necessary.

While no subsidized affordable units in the City currently are at risk of conversion to market rate, 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 (e.g., HOME funds) 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.

In addition, to promote the preservation of affordable housing in Downey, the City will explore the development of a community land trust to preserve the affordability of the housing stock. Work with regional transportation agencies to minimize and, if possible, eliminate the loss of housing in the City due to planned transportation expansion projects, such as the widening of Interstate 5.

**Funding Source:** CDBG, HOME

**Responsible Party:** Community Development Department Planning Division and Housing Division

**Timeframe:** Ongoing

**Quantified Objective:** Preserve 195 units of affordable housing through the planning period (as listed in Chapter 2: Community Profile/Housing Needs Assessment)

## **PROGRAM 2.10: HOUSING CHOICE VOUCHERS (SECTION 8)**

- Continue partnership with the Los Angeles County Development Authority (LACDA), which administers the Housing Choice Voucher (Section 8) rental assistance program in Downey through a memorandum of understanding (MOU) with the City. 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 Downey 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, Housing Division in coordination with LACDA  
**Timeframe:** Ongoing  
**Quantified Objective:** Preservation of 455 vouchers in use in Downey (2020)

### **PROGRAM 2.11: COVID-19 PANDEMIC RENTAL AND MORTGAGE ASSISTANCE**

The City has allocated \$950,000 to provide rental assistance to income eligible households adversely affected by the COVID-19 pandemic. The City provided rental assistance to 457 Downey renters in June 2020 to cover one month of rental payments for income eligible households. In 2021, the City updated the program guidelines to extend assistance from 1 month to 3 months of rental assistance to income eligible households, who's income was adversely affected by the COVID-19 pandemic. As of May 2021, the city has assisted a total of 184 households.

Continue to provide rental assistance to Downey residents suffering from income loss due to the COVID-19 pandemic. Expand to support homeowners at risk of foreclosure based on demonstrated ongoing need and funding availability.

Publicize the State's COVID-19 rent relief program, which is being administered by the California Business, Consumer Services and Housing Agency, and open to income eligible Downey households who need financial assistance for unpaid rent between April 1, 2020, and March 31, 2021.

**Funding Source:** HOME, Set Aside Funds, CDBG-CV Cares Act  
**Responsible Party:** Community Development Department Housing Division  
**Timeframe:** As needed  
**Quantified Objective:** Rental and mortgage assistance to 300 homeowners during planning period, as funding permits

### **PROGRAM 2.12: REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES**

Adopt a Reasonable Accommodation Ordinance as required by State law and implement procedures within one year. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code. Continue to administer the Housing Rehabilitation and Assistance program to assist disabled households with accessibility modifications to their homes. Coordinate with Downey health care and other service providers to publicize the program to eligible residents.

Continue to implement and enforce State accessibility standards and the provisions of the Americans with Disabilities Act (ADA). Provide updated information regarding reasonable accommodation on the City's website, at City Hall and at other public facilities. Facilitate training sessions with City staff, developers, service providers and residents regarding reasonable accommodation and ensuring equal access to housing for residents with disabilities.

**Funding Source:** Community Development Department budget  
**Responsible Party:** Community Development Department, Planning and Housing Divisions

**Timeframe:** *Adopt ordinance or resolution within one year of Housing Element adoption; ongoing implementation*

### **PROGRAM 3.1: LOT CONSOLIDATION**

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. Continue to promote the program at City Hall and on the City's website.

**Funding Source:** *Community Development Department budget*  
**Responsible Party:** *Community Development Department, Planning Division*  
**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. Expedite permit processing and reduce unnecessary delays by completing upgrades to the City's existing online permitting and licensing program as part of the City's Building Homes and Jobs Act (SB2, 2017) grant.

As of July 17, 2020, HCD determined that the City of Downey was subject to SB 35 streamlining for proposed developments with 50 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 Downey and provides SB 35 eligibility information.

**Funding Source:** *Community Development Department budget ; grants*  
**Responsible Party:** *Community Development Department, Planning Division and Building Division*  
**Timeframe:** *Ongoing; electronic plan check system during FY 2021-2022; SB 35 informational material within one year 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:** *Community Development Department budget ; grants*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Within two years of Housing Element adoption*

### **PROGRAM 3.4: PLANNING AND DEVELOPMENT FEES**

Continue to conduct annual 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:** *Community Development Department budget*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Ongoing; annual review of fees*

### **PROGRAM 3.5: SPECIAL NEEDS HOUSING LAW**

Review the Zoning Ordinance and other pertinent documents such as Specific Plans 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:** *Community Development Department budget*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Within three years of Housing Element adoption*

### **PROGRAM 3.6: DEFINITION OF FAMILY**

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

**Funding Source:** *Community Development Department budget*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Within three years of Housing Element adoption*

### **PROGRAM 3.7: REMOVE DEVELOPMENT CONSTRAINTS**

Review development standards periodically to ensure that they do not constrain development of affordable housing and housing for special needs groups, such as individuals with disabilities. Revise development regulations and processes where it is needed and appropriate to address any identified constraints.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department, Planning Division*  
**Timeframe:** *Ongoing; annual review*

### **PROGRAM 3.8: ENERGY CONSERVATION**

- 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.

- Encourage maximum utilization of federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- Continue to provide information on home loan programs available through the City 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.

**Funding Source:** *Community Development Department budget , CDBG, HOME*  
**Responsible Party:** *Community Development Department, Planning and Building & Safety Divisions*  
**Timeframe:** *Ongoing; energy conservation information available two years after adoption of the Housing Element*

### **PROGRAM 3.9: WATER AND SEWER SERVICE PROVIDERS**

Submit the adopted Housing Element to City of Downey 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.

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

### **PROGRAM 3.10: NON-GOVERNMENTAL CONSTRAINTS**

Continue to monitor and evaluate development standards and advances in 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:** *Community Development Department budget*  
**Responsible Party:** *Community Development Department, Planning, Housing, and Building & Safety Divisions*  
**Timeframe:** *Ongoing implementation*

## **PROGRAM 4.1: CODE ENFORCEMENT**

Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents. Continue code enforcement referrals of property owners with compliance needs to housing staff for rehabilitation assistance.

**Funding Source:** *Community Development Department budget , CDBG*  
**Responsible Party:** *Community Development Department, Code Enforcement Division*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Assist 4,000 low- and moderate-income persons through the Code Enforcement program as indicated in the City of Downey Consolidated Plan 2020-2024 (assist 500 persons annually 2020-2024)*

## **PROGRAM 4.2: HOUSING REBATE AND GRANT PROGRAM**

Provide grant assistance of up to \$35,000 to very low-income households to address code enforcement violations and health and safety concerns, and to complete exterior painting. Grants can also be used to complete exterior and interior home repairs and make architectural modifications to achieve ADA compliance or reasonable accommodation for residents with disabilities. Provide refunds of 50 or 80 percent to low-income homeowners who have completed property, structural, and energy and/or water conservation improvements. The City anticipates that 20 projects will be assisted annually based on funding availability.

**Funding Source:** *CDBG and HOME*  
**Responsible Party:** *Community Development Department, Housing Division*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Rehabilitation assistance to 20 low- and moderate-income households annually (or 166 households during the planning period) in rehabilitation assistance program as indicated in the City of Downey Consolidated Plan 2020-2024.*

## **PROGRAM 5.1: FAIR HOUSING**

Continue to contract with and refer fair housing complaints to the Fair Housing Foundation, 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.

**Funding Source:** *CDBG*  
**Responsible Party:** *Community Development Department, Housing Division*  
**Timeframe:** *Ongoing*  
**Quantified Objective:** *Refer 290 Downey residents annually to Fair Housing Services as indicated in the City of Downey Consolidated Plan 2020-2024 (35 persons annually).*

## **PROGRAM 5.2: 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.
- Implement an accessibility policy that establishes standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English, and persons with disabilities.
- 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.
- Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.
- Prioritize community and stakeholder engagement during controversial development decisions.

**Funding Source:** *General*

**Responsible Party:** *Community Development Department, Housing Division*

**Timeframe:** *Ongoing*

## **PROGRAM 5.3: OUTREACH**

- Continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input.
- Expand outreach to non-profit developers, area service providers, and community-based organizations. Partner with local community-based organizations to hold community meetings to gain input from Downey residents about housing needs, issues, and ideas to support the development of more affordable housing in the City. Invest resources to provide food, childcare, interpretation, and translation services at these events.
- Actively recruit residents from underserved neighborhoods to participate on committees to address homelessness and affordable housing needs.
- Develop presentations and/or materials which address the local need for affordable housing and more resilient neighborhoods.
- Consider developing a housing resources handbook for Downey residents, homeowners, and developers.

**Funding Source:** *General Fund (staff time)*

**Responsible Party:** *Community Development Department, Planning and Housing Divisions; City Managers' Office*

**Timeframe:** *Ongoing*

## Summary of Quantified Objectives

**Table 6.1** summarizes the City’s quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, not all program actions are quantifiable and therefore 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. Not included in **Table 6.1** is an additional 4,340 persons or households who will be assisted under the Fair Housing, Code Enforcement, Homeless Assistance programs.

- The Construction Objective represents the City’s remaining (after counting as credit the units with approved or issued permits) 2021-2029 RHNA of 5,732 units.
- The Rehabilitation Objective represents objectives for the Housing Rehabilitation Assistance program (20 low- and moderate-income households annually or 166 households during the planning period). The objective is divided between the lower three income categories as follows: 20%, 40%, 40%.
- The Conservation/Preservation objective refers to maintenance of the current level of assistance (455 vouchers) through the Housing Choice (formerly Section 8) Voucher program from the Los Angeles County Development Authority (LACDA), the preservation of 195 units of affordable housing identified in the affordable housing at-risk analysis in Chapter 2: Community Profile and Needs Assessment and the provision of COVID-19 rental/mortgage support to 300 low-income households for a total assistance to 950 units/households.

**Table 6.1: Quantified Objectives**

Objectives	Income Levels					Total
	Extremely Low- Income (0-30% AMI)	Very Low- Income 3(0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (120%+ AMI)	
Construction Objective *	863	864	896	915	2,194	5,732
Rehabilitation Objective	33	66	67	--	--	166
Conservation/Preservation Objective	950			--	--	950
Total	3,739			915	2,194	6,848

\*Note: The City of Downey 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 creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.



# **Appendix A: Public Outreach**



# downey general plan

# housing element

## APPENDIX A. PUBLIC OUTREACH

This appendix discusses the City of Downey’s public outreach to date during the development of the 2021-2029 Housing Element. The sections below include summaries of the first of two planned community workshops and a citywide survey to gather input about Downey housing needs. A third section lists organizations contacted through the City’s outreach work.

### SUMMARY, COMMUNITY WORKSHOP #1

On December 17, 2020, the City conducted a community workshop to gather input from key local stakeholders, housing advocates, and residents. 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. The workshop had 58 attendees. Below is a summary of themes from the workshop, and screenshots of the notes taken during the meeting.

Key themes emerged during the discussion, including:

- The need for more affordable, multi-family housing
- Consider residents first, especially most vulnerable
- Housing near transit and transit-oriented development
- Revisit City zoning code and land use planning policies
- Less restrictive development standards
- Supporting Accessory Dwelling Unit (ADU) and tiny house development
- Address climate change issues and resilience
- Parking, safety, and traffic concerns
- Potential negative effects of freeway expansion on Downey neighborhoods

When asked about challenges, respondents talked about strict development standards and zoning, parking and traffic, limits on ADU development, declining affordability in the City, and the need for City staff to do more outreach and to educate the community on what level of income “affordable” housing serves.

Responses when asked about the types of housing needed in Downey included affordable, family friendly housing, tiny houses, housing for vulnerable populations, diverse housing types, middle housing like duplexes and triplexes, and housing built with a focus on connectivity, and along transit corridors.

Participants were asked where in the City they felt new housing could be accommodated. Responses included along transportation corridors, providing expanded opportunities for mixed use development and ADUs, row housing, and housing that would accommodate students and young people. There were also concerns raised about how new housing would accommodate parking for new units.

The group had many creative solutions for addressing housing needs in Downey. Allowing creative ADU designs and easing ADU restrictions, creating more flexible zoning laws, introducing more mixed use designations, and allowing housing on other land uses, developing parking structures to address new parking needs, encouraging walkable communities, creating policies to promote climate friendly and resilient building design, and initiating a community land trust for affordable housing. Other comments included focusing on pedestrian and bike safety, advocating for homeowners against expansion of the freeway, educating the community about local 20-minute communities, and working toward preserving the culture, character, and history of the City of Downey.

The following pages display visuals of notes taken during the discussion.





December 17, 2020  
6:00 - 8:00 pm

### Discussion Questions

- Question 1.** What are the major housing issues/challenges in Downey?
- Question 2.** What types of housing are particularly needed in the community?
- Question 3.** Downey's RHNA is **6,510** housing units. The City has challenged this allocation. If this allocation becomes final, where can new housing be accommodated in the City and what are creative solutions to address the need for housing in Downey?

### Key Themes



Screenshot of Mural Notes from Workshop #1

## Major Challenges

More housing will create increased need for parking	Parking requirements should not be decreased for multi-family homes	Impact traffic safety, especially around schools
High RHNA number	City no longer has funding for first time buyer program(s) - for about 5 years	Outreach so far for the housing element - representation
✓ Abolish parking minimums/ requirements	Down-zoned for single family homes	Downey is becoming unaffordable
strict ADU restrictions	✓ Transportation corridors - haven't allowed multi-fam units to be built along corridors	✓ Zoning

Setback and min sq ft for units	Social media/ Facebook to communicate with public and share information	Mindful of language around how we talk about affordable housing
Not every unit of housing has to correlate with a parking space	Many residents (from large mutl-fam buildings) park on residential streets and leave them there	Translation captioning in meetings
Limited street parking	✓ Appropriate parking allocated with new development (safety and practicality)	Strict standards to build units
Parking is a need	Getting pushed out of a City that we've lived in our whole lives	Messaging needs to accurately address that 140% AMI is aff housing
✓✓✓ Traffic		

Screenshot of Mural Notes from Workshop #1

## Housing Needs

Tiny houses	Diverse housing types	Multi-family along transportation corridors
Increase connectivity throughout the City	Affordable decent homes with low rent for families	✓ Middle housing
Build housing for the most vulnerable - look out for minorities first	✓ Outdoor open space with new development	

## New Housing

Any/all new housing would be required to meet parking standards	Along transportation corridors	Row homes
ADUs	✓ Mixed Use	We need new housing - but not luxury housing units!
New housing for college students, young people, or single		



Screenshot of Mural Notes from Workshop #1

## Creative Solutions

Affordable housing programs for first time buyers	Think about changing zoning	Hold City accountable for RHNA number
Allow creative ADU designs	Allow/ Introduce Mixed Use Designations	Is there anything we can do within this plan to allow the City more flexibility?
<div style="text-align: center;">✓</div> Parking structures	Flexible zoning laws - City to revisit strict zoning standards	State level - key tool is through land use planning and zoning
Incentives for community land trusts for affordable housing	Ease restrictions on ADUs	Tax incentives to developers?
City Council to use eminent domain	Pathway for currently illegal ADUs - make it safe for those currently living in them, bring them up to code	Incentives for solar panels
talk about climate change and link to housing conversation	TOD around new rail line	Housing integrated throughout Old Rancho Los Amigos Campus

Urgency to address these issues	Make use of non-essential land uses such as commercial property and private recreation	Acquiring properties and providing them at low cost to developers
Everyone should have guaranteed housing	Traffic analysis	Encourage walkable communities/self sustainable communities
create housing policies and programs that are in line with the Resilient Cities initiative	Incentivize small businesses	Community gardens and access to healthy foods
Promote policies and programs that reduce the burden on our electrical grid through climate-cooled buildings	Priority should be given to existing residents	Include public art - should be part of new development
Ideas for outreach methods: more background into why housing is needed - sprawl and infrastructure for more sustainable practices		

Screenshot of Mural Notes from Workshop #1

# Additional Comments

Don't build around areas with high traffic accident rates	The current freeway expansion plans to demolish through 250+ homes in Downey, part of Unsworth Elementary & Dennis the Menace Park	need to be shown tradeoffs of continued suburban development vs identifying opportunities to foster local, 20-minute communities	People over profit
Add safe bike lanes	Make it safer for walking		

✓ Preserve culture, character, and history of City	RHNA number is low - 300 units in the last 10 years	RHNA number should be considered min (or the floor) not the ceiling

## SUMMARY, COMMUNITY WORKSHOP #2

On June 14, 2021, the City conducted a community workshop to gather feedback on the Public Review Draft Housing Element from key local stakeholders, housing advocates, and residents. The meeting included a PowerPoint presentation presenting key portions of the 2021-2029 Housing Element, including site suggestions and programs the City will undertake to address housing issues in Downey and to meet State law housing requirements. The workshop had 58 attendees and included a dedicated Spanish breakout room where the presentation was conducted in Spanish, however there were no attendees who chose to participate in Spanish. Both English and Spanish versions of the presentations were recorded and posted to the City's website for residents not able to make the meeting. Below is a summary of themes from the workshop, and screenshots of the notes taken during the meeting.

Key themes emerged during the discussion, including:

- Expand availability of affordable, multi-family housing
- Encourage development near transit corridors
- Parking, traffic, and overcrowding concerns
- Having a future orientation to support young people growing up in Downey and young families who want to stay in the City
- Balancing the needs of long-time homeowners and renters
- More support needed for lower income, rent-burdened households
- Address growing climate impacts

When asked about how the City might encourage more housing development in Downey, recommendations from the group included:

- Reduce or remove parking requirements
- Support pooled parking opportunities for developments
- Encourage development along transit corridors and expanding bike infrastructure
- Support tiny home development to help alleviate homelessness
- Explore how rezoning might encourage more affordable developments
- Ensure long-term affordability covenants on housing
- Focus new multi-family developments in areas with lower impacts
- Seek more input from under-represented groups

**City of Downey Housing Element Community Workshop**

June 14, 2021  
6:00 - 8:00 pm

# SHARE YOUR THOUGHTS

## Draft 2021-2029 Housing Element



### Comments/Questions

Expand zoning for multi-family housing	Residents want to stay in Downey but not many places for rent	Will the City focus on transit corridor developments along Green Line?	How does the Housing Element help current renters with stagnating wages?	Concern about current traffic conditions in City	Concerns about growing homelessness due to rent burdens	How does rezoning lead to develop affordable units?	Can sites with older buildings/businesses be considered for new housing?
Access to parking is not as important for younger residents	Does this plan address parking requirements?	Increasing densities may be a challenge in some areas	How can community handle an increase in students, burdens to schools?	This plan creates capacity for Downey to grow by 6500 units	Support working people and help prevent homelessness	Will transitional housing include more security/police presence?	Consider that we are building for the future, address growing climate impacts
Parking conflicts - having a parking requirement for new housing is needed	Not complying with State law may have negative financial impacts	The main issue is that there are not enough places for people to live in	How does the Housing Element measure units and tenants?	Concerns about parking for future development	Lack of parking causes overflow into other neighborhoods	More advertising about meetings	Support TOD, mixed use, affordable housing with longer term rent restrictions
Families need space and parking	Inclusionary housing - should help not hurt residential development	How do you define affordable housing? paying 30% of income	New housing is vital to our community	Young people cannot afford to stay in Downey, in region	Is transitional housing a part of the 6,500?	Impact of parking and traffic around Rancho. Will the impact study be released?	Impossible for younger people to afford to live in Downey
What can the City do to support rent-burdened households?	How does the plan take into account the implications to traffic, crowding?	Few housing opportunities near Green Line, transit	Units on LA County owned land count toward Downey's RHNA	High density housing does not allow for quality of life, no recreation room for kids or outside activities			

### Recommendations

Reduce/ Remove Parking Requirements	focus multifamily housing in areas with lower impacts	Use more county land to build affordable housing	Make sure that new residents have the same access to quality living environments as established residents do	Consider joint parking opportunities among developments	Create communities with green space, access to transit, new schools for additional students
Ensure long term affordability covenants on housing	Address the climate crisis - reducing driving by placing housing near areas with transit and bike infrastructure	Encourage development along transit corridors	More outreach and advertising for community meetings/ input	Be future oriented so kids can stay here into adulthood if they choose	Seek input from underrepresented people for broad community input
Look to neighboring cities for ideas	Consider how rezoning might lead to more development of affordable units	Don't make parking mandatory	Support young working families	Have a tiny home village for unhoused community members	Study traffic and parking patterns as these are impacted by new housing and businesses

Screenshot of Mural Notes from Workshop #2

# Comments/Questions

Expand zoning for multi-family housing	Residents want to stay in Downey but not many places for rent	Will the City focus on transit corridor developments along Green Line?	How does the Housing Element help current renters with stagnating wages?	Concern about current traffic conditions in City	Concerns about growing homelessness due to rent burdens	How does rezoning lead to develop affordable units?	Can sites with older buildings/businesses be considered for new housing?
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# Recommendations

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## SUMMARY, COMMUNITY SURVEY



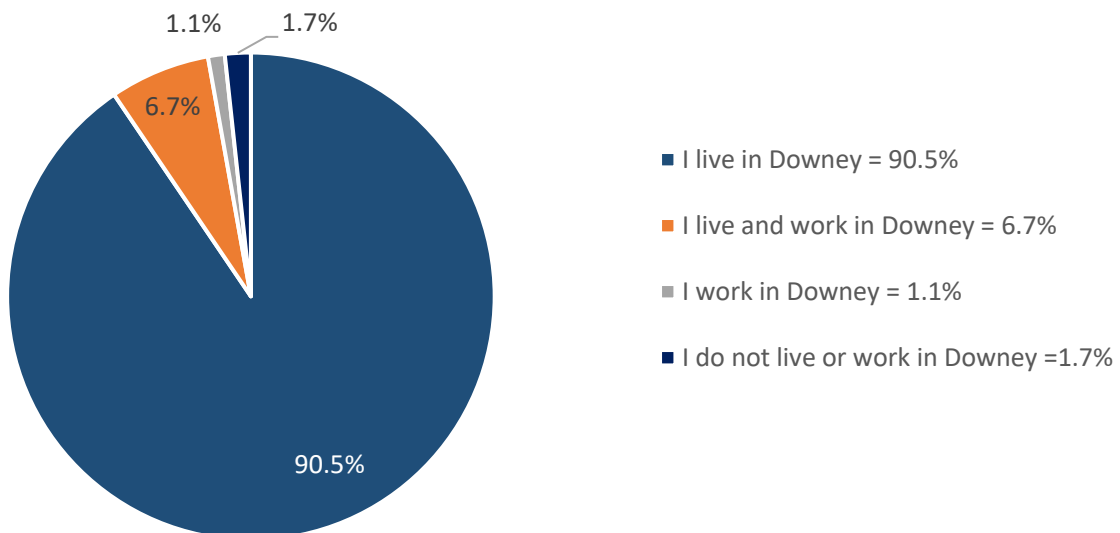
# City of Downey Housing Element Update Community Survey: Meeting Our Housing Needs

Survey Results, March 1, 2021

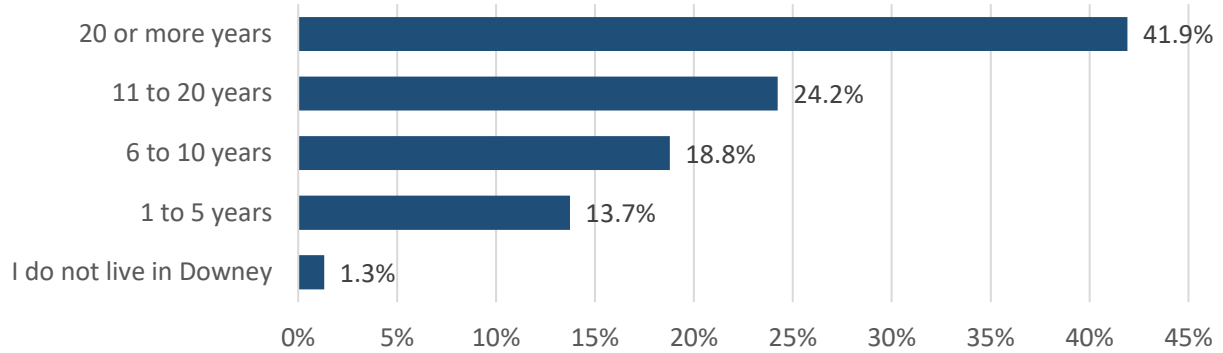
The City of Downey developed a community survey to gather feedback for its 2021 Housing Element Update from Downey residents, workers, property owners and others interested in housing issues in the city. The survey was posted on the City of Downey’s website, from December 18, 2020, to February 2, 2021, and available in both English and Spanish. The survey received a total of 991 responses; 54 surveys (5.4%) were completed using the Spanish language version of the survey.

The figures below display respondents’ answers on how the city of Downey might meet its housing needs in the coming years. The “n =” which follows at the end of each figure heading refers to the total number of respondents who answered each question.

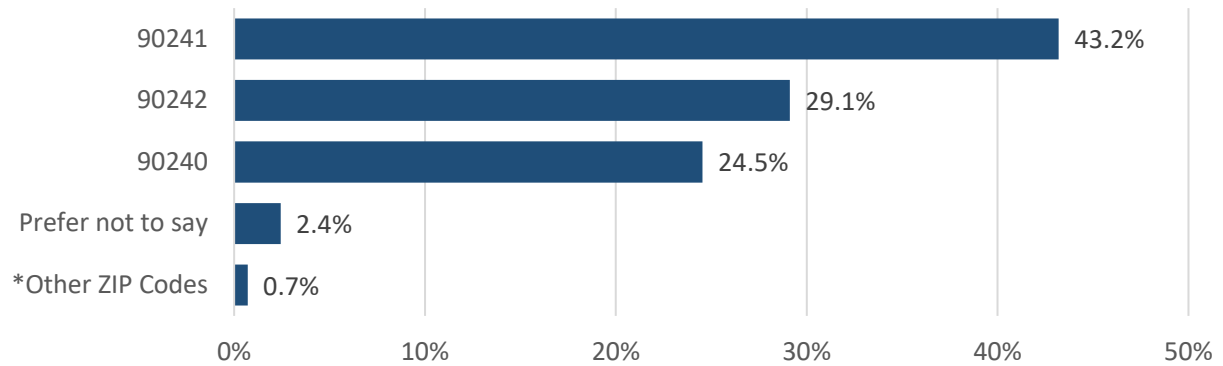
**Figure 1: Currently, do you live or work in Downey? (Question 1; n=991)**



**Figure 2: How long have you lived in Downey? (Question 12; n=990)**

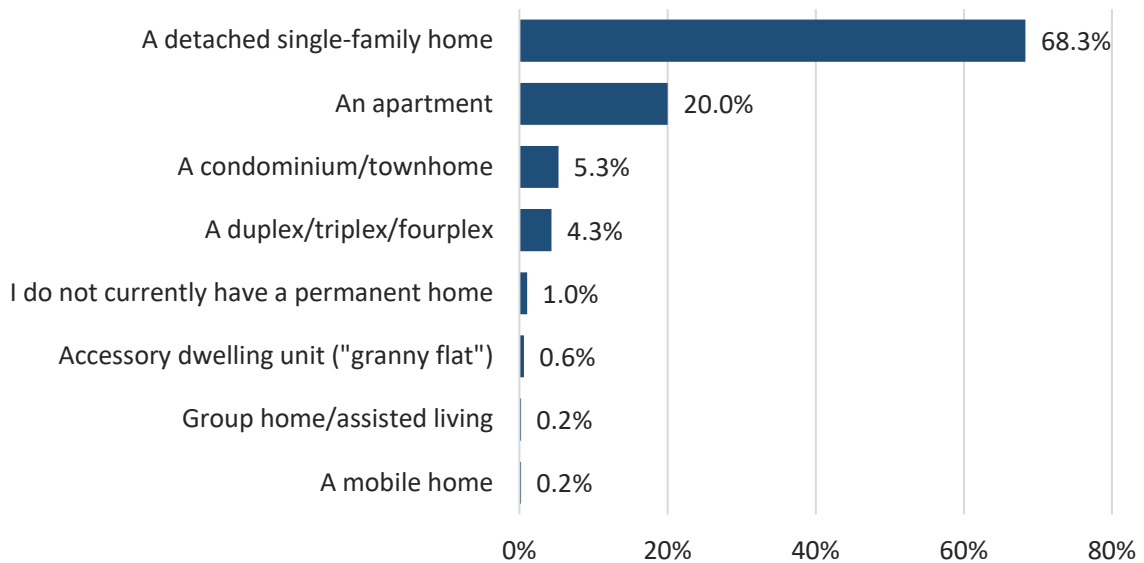


**Figure 3: Which ZIP code do you reside in? (Question 17; n=986)**



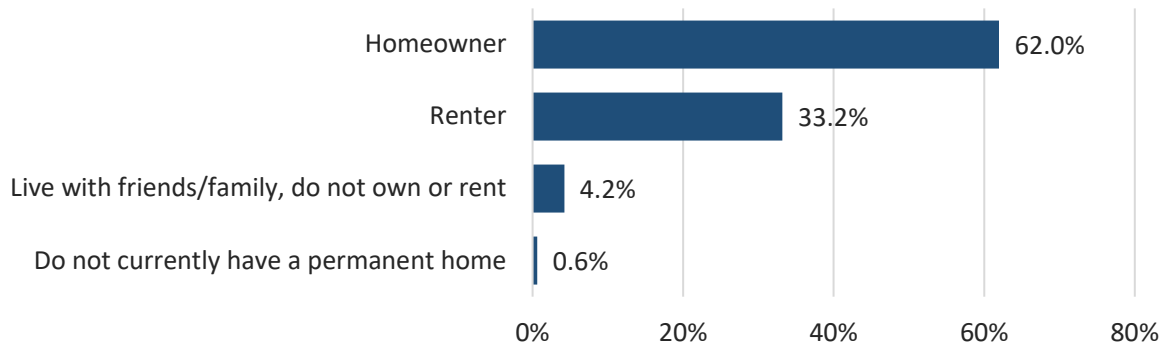
\*Other ZIP Codes include: 90710; 91745; 90220; 90280 and 92395.

**Figure 4: Which best describes your current living situation? (Question 2; n=969)**

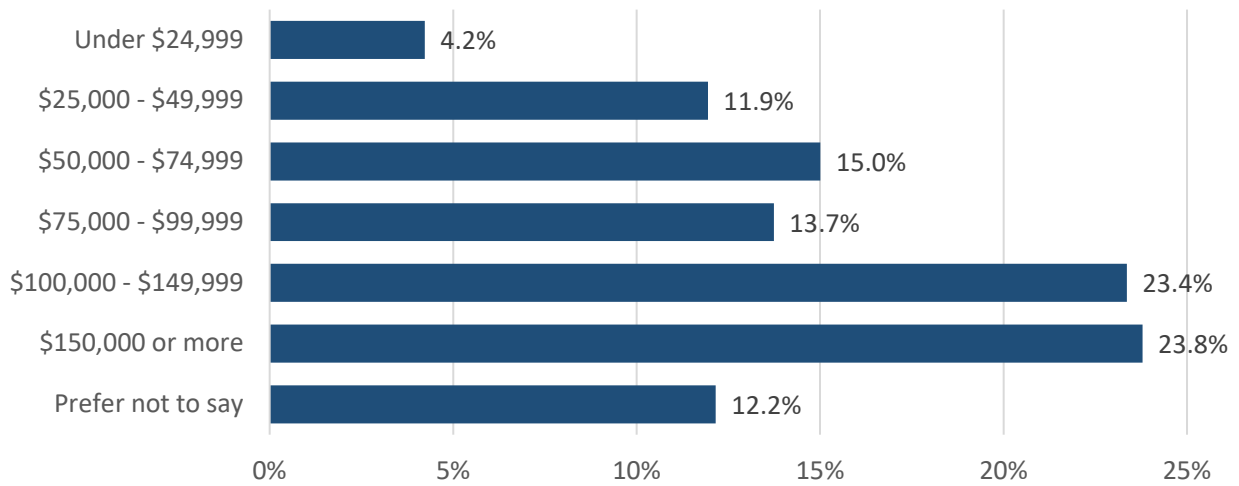




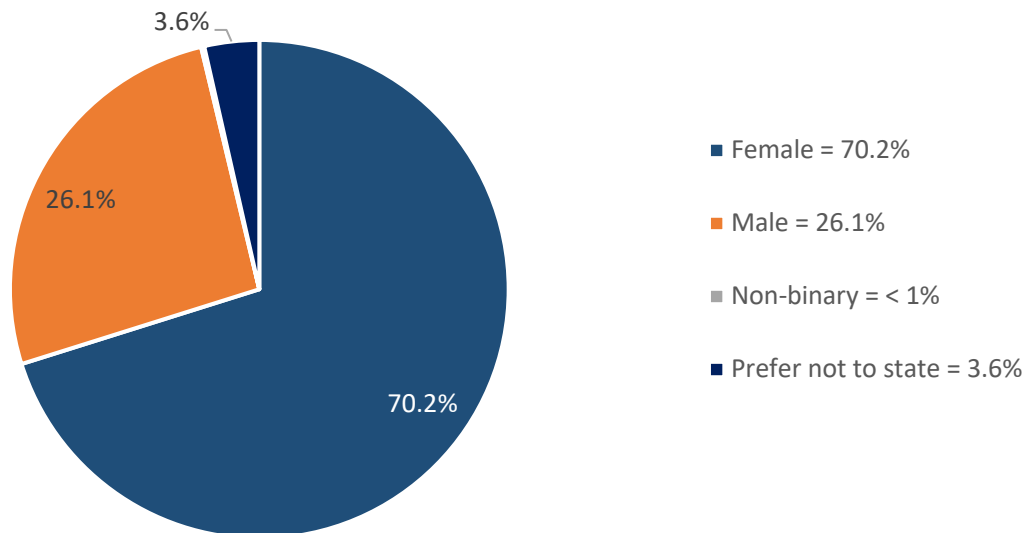
**Figure 5: Which best describes your current housing situation? (Question 3; n=973)**



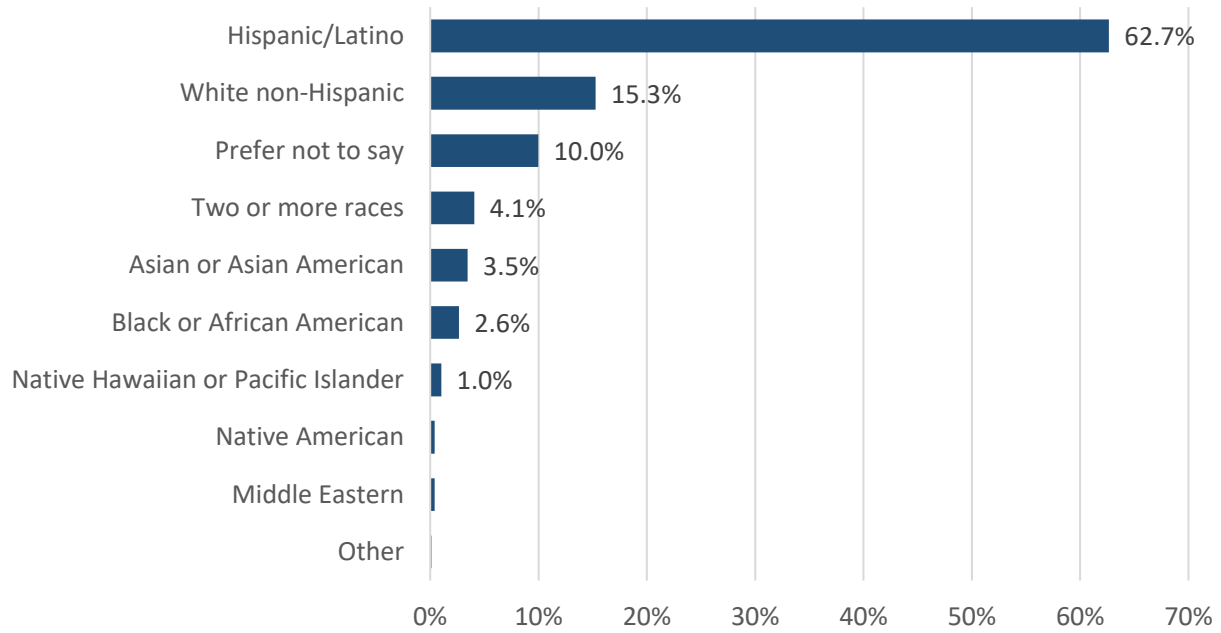
**Figure 6: Which best describes your annual household income? (Question 18; n=986)**



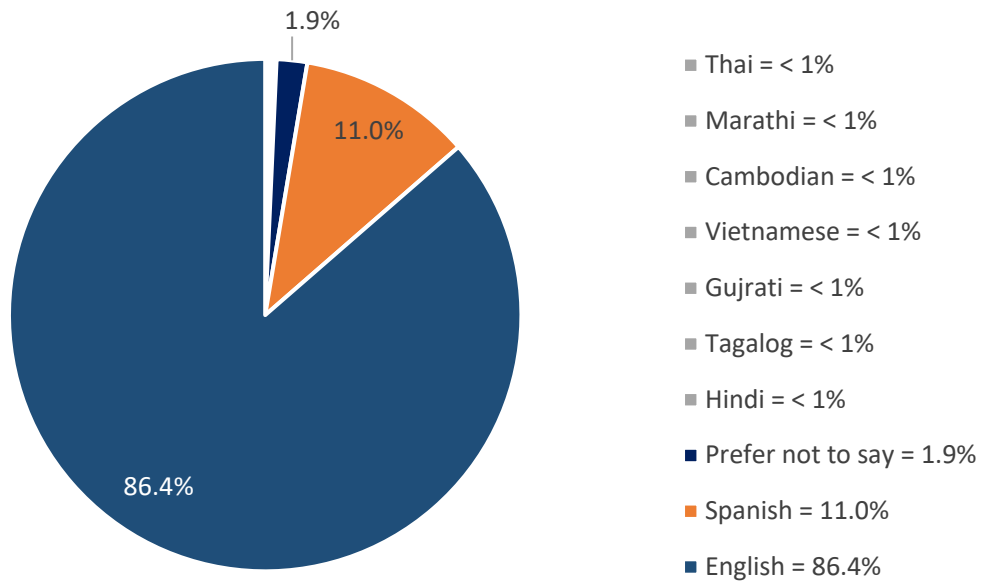
**Figure 7: Please indicate your gender (Question 13; n=985)**



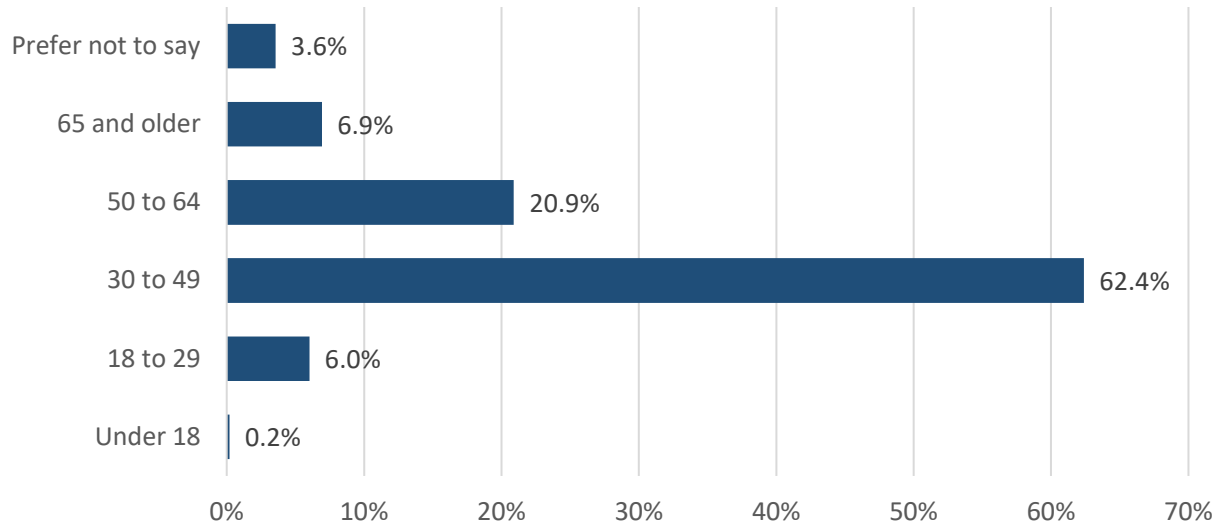
**Figure 8: How do you identify yourself? (Question 14; n=983)**



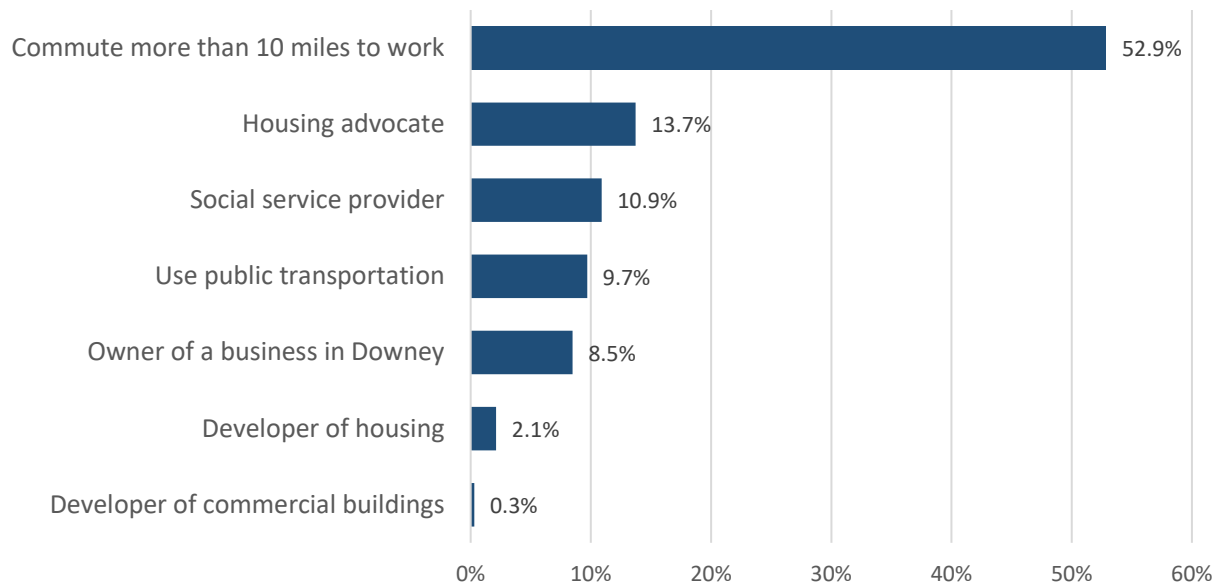
**Figure 9: What language is primarily spoken in your household? (Question 15; n=985)**



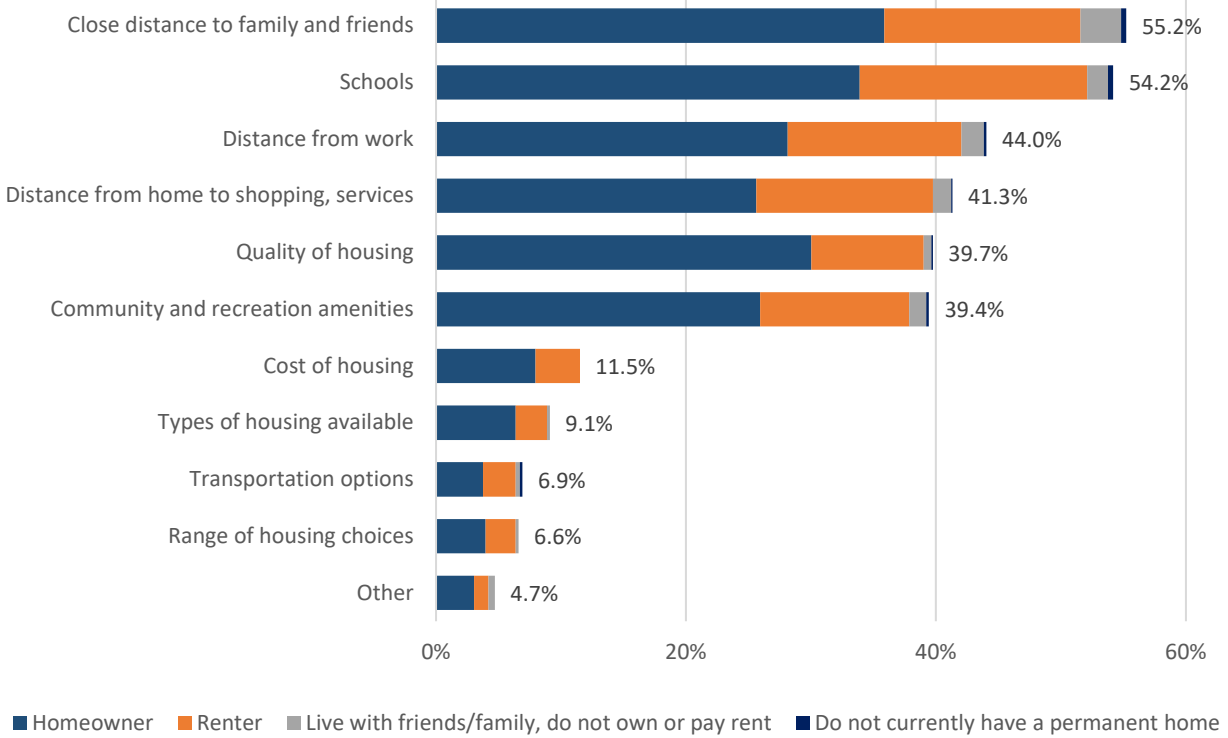
**Figure 10: How old are you? (Question 16; n =981)**



**Figure 11: Check all that apply. "Do you/Are you a..." (Q19; n=991)**



**Figure 12: What are your reasons for living in Downey? Choose all that apply. (Question 4; n=956)**

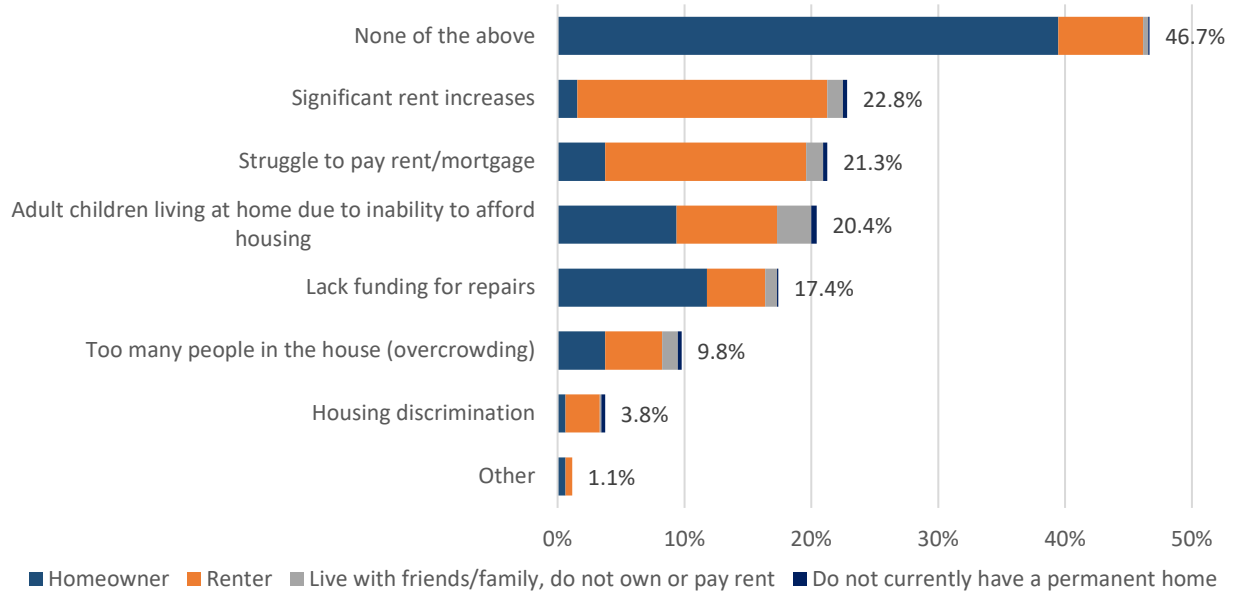


**Figure 13: What are your reasons for living in Downey? “Other” responses (n=45)**

The size of phrases below are based upon the number of similar “other” responses to this question. For instance, seven survey respondents said they had lived in Downey for a long time, and another six indicated they were born and raised in Downey. Two respondents mentioned good neighborhoods as the reason they lived in Downey, while another two respondents talked about affordability.



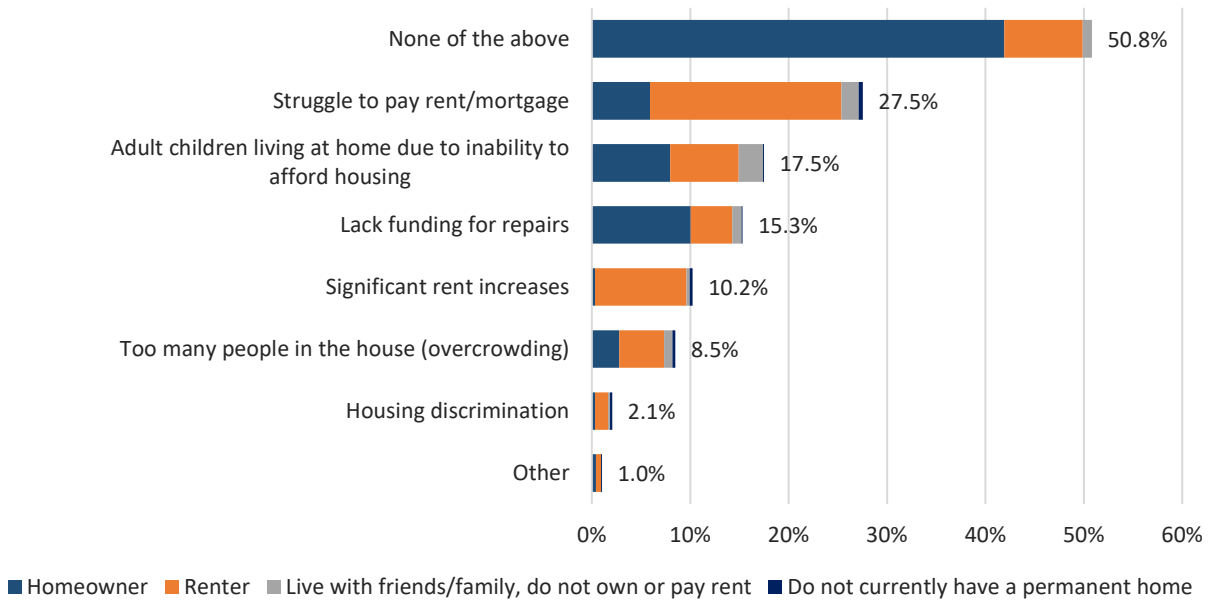
**Figure 14: Prior to the coronavirus outbreak, had you experienced any of the following housing issues within the last 5 years? Select all that apply. (Question 5; n=960)**



**Other responses to question 5:**

- Parking issues (3 responses)
- Family struggling to find affordable housing (3 responses)
- Childcare costs
- City permit acquisition is hard
- Housing is too expensive
- Investors buying homes
- Rent is increasing often

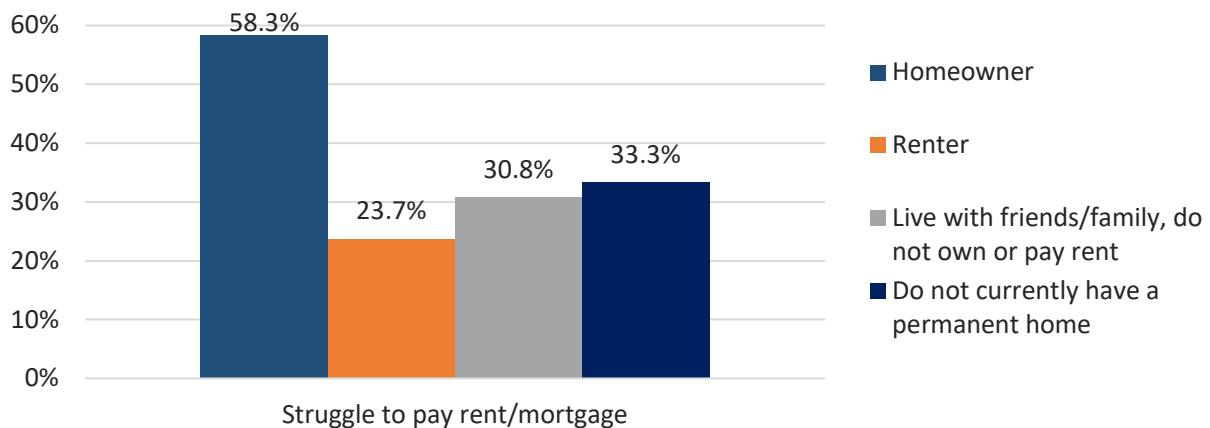
**Figure 15: Have you experienced any of the following housing issues this year since the coronavirus outbreak? Select all that apply. (Question 6; n=966)**



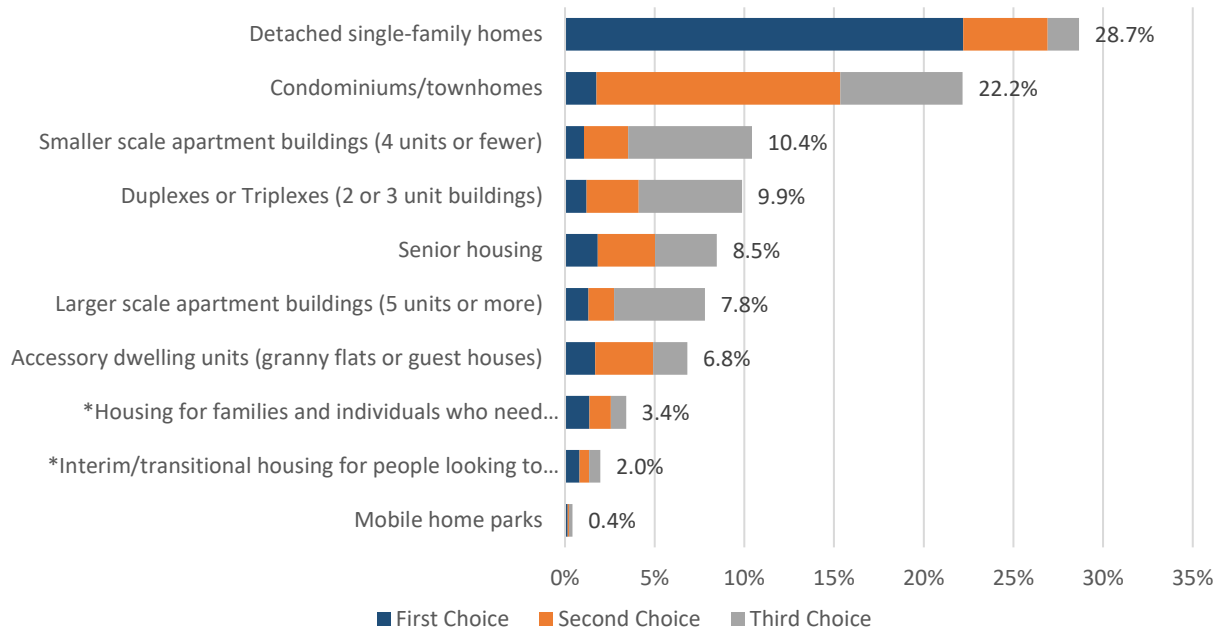
**Other responses to question 6 include:**

- Neighbors experiencing overcrowding
- Few homebuying opportunities
- Helping adult children with rent
- Senior parent moving in
- Landlord not doing repairs
- Apartment manager refused county rental assistance for tenants
- Working and living at home

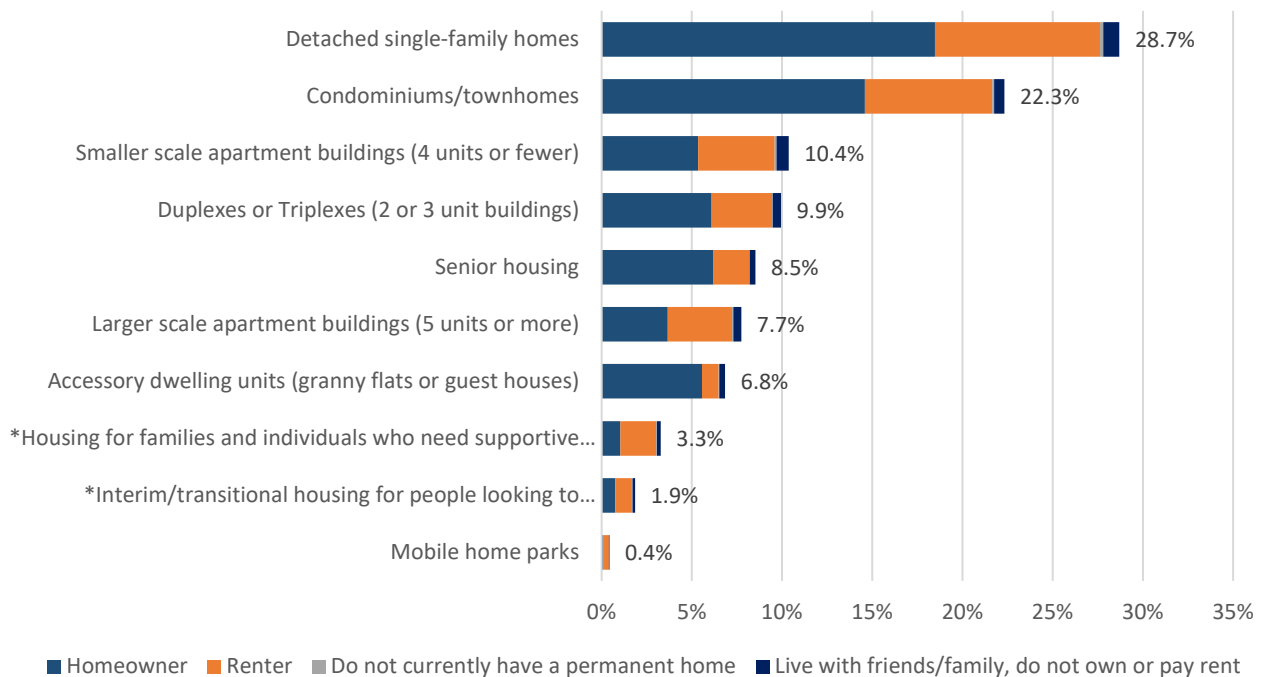
**Figure 16: Change in Downey families struggling to pay rent or mortgage, from before (Question 5; n=204) to during coronavirus outbreak (Question 6; n=266)**



**Figure 17: What types of housing does Downey need most? Choose top three. (Question 7; n=949)**

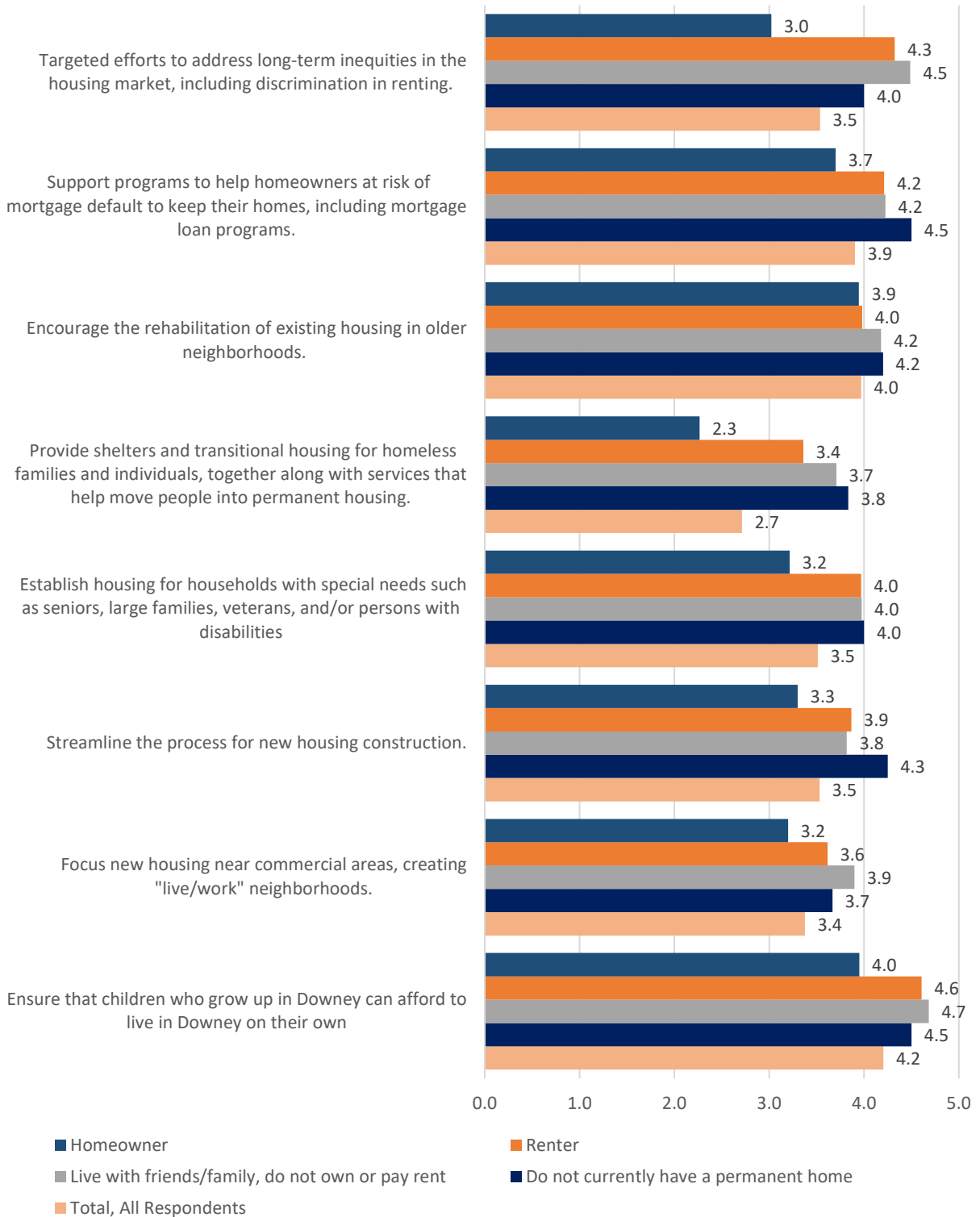


**Figure 18: What types of housing does Downey need most? Choose top three. Organized by Housing Situation. (Question 7; n=949)**



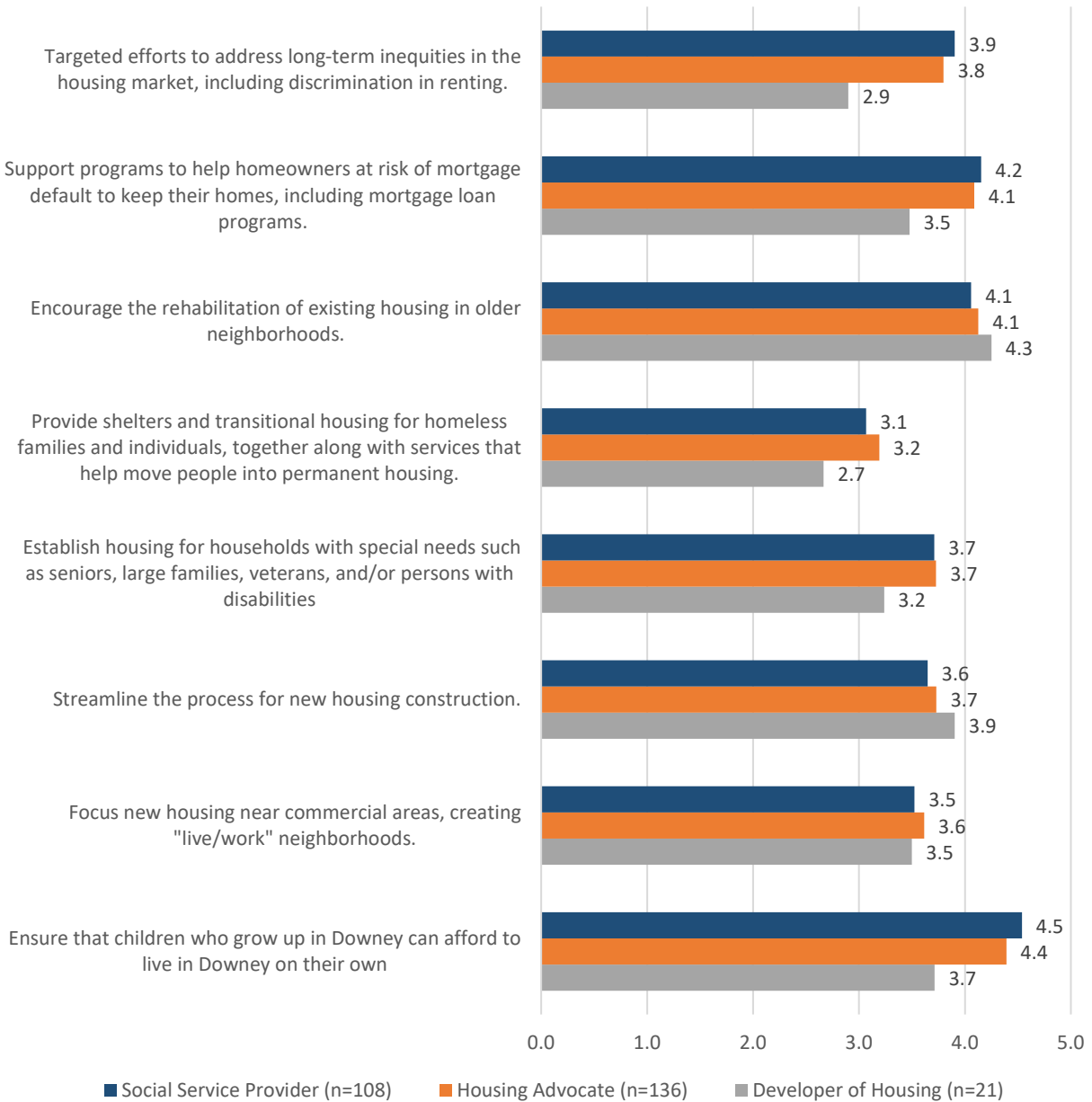
\*Note: these types are Housing for families and individuals who need supportive services like jobs training and social services; and Interim/transitional housing for people looking to transition from homelessness.

**Figure 19: Rank on a scale of 1 to 5 the importance of current housing challenges in Downey. (1= Not Important, 3=somewhat important, 5= very important) (Question 8; n=987)**

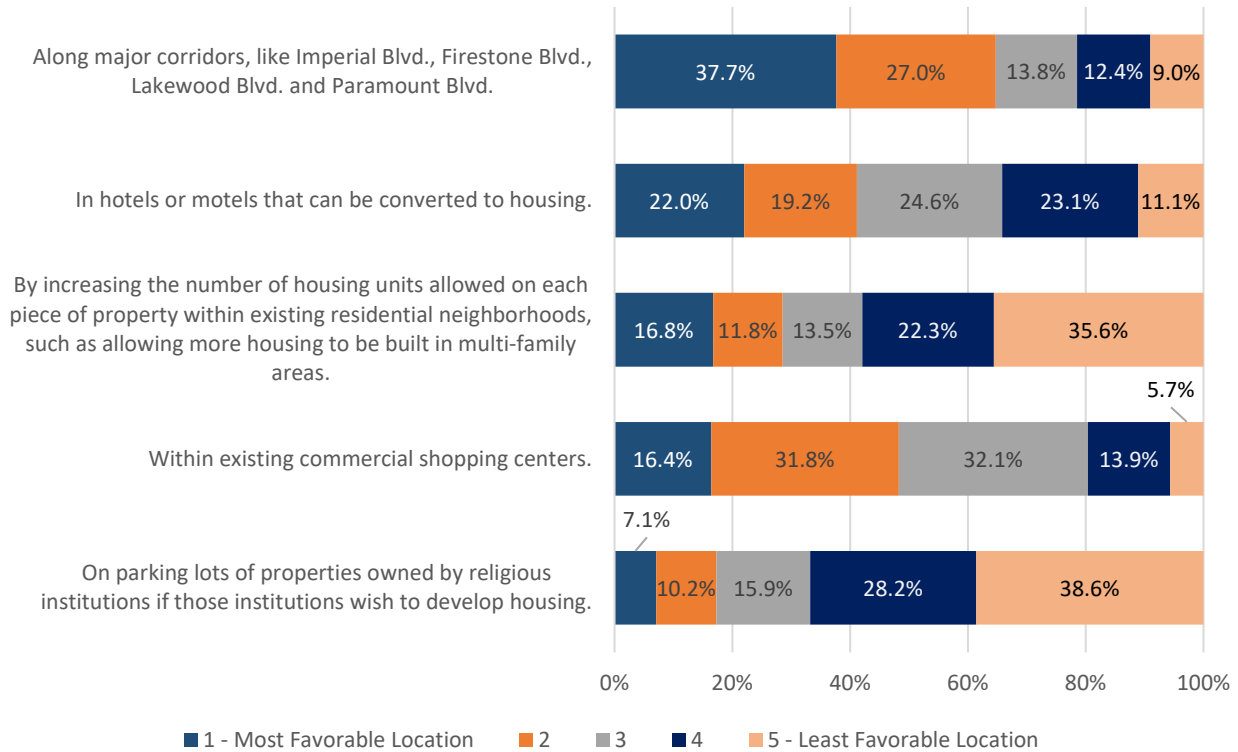




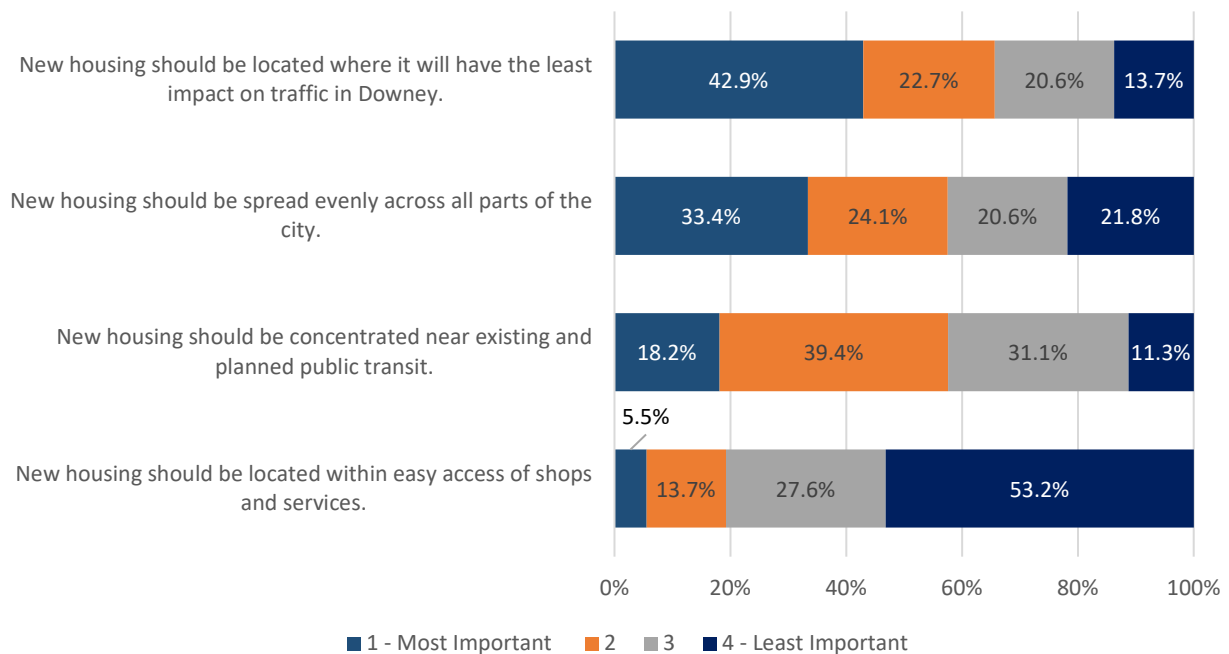
**Figure 20: Rank the importance of current housing challenges in Downey, (1= Not Important, 3=somewhat important, 5= very important) by Respondent type (Service Provider, Housing Advocate, Developer of Housing) (Question 8; n=108;136;21)**



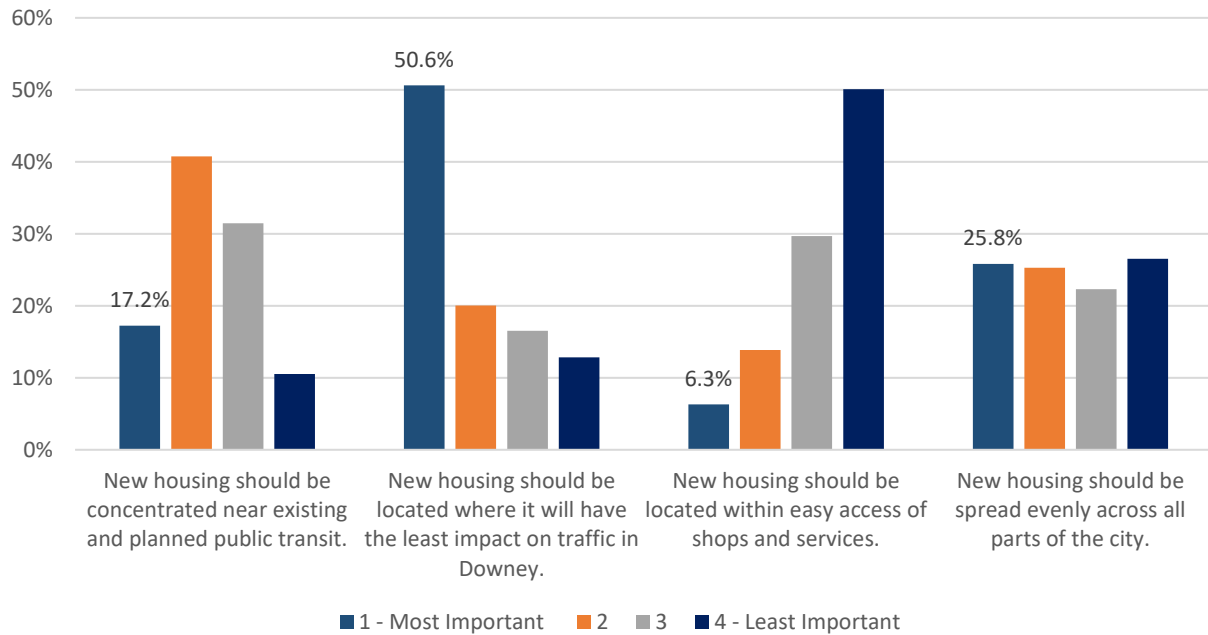
**Figure 21: Please rank the ideas below based on what you think are the best general locations in Downey for new housing. (Question 9; n=918)**



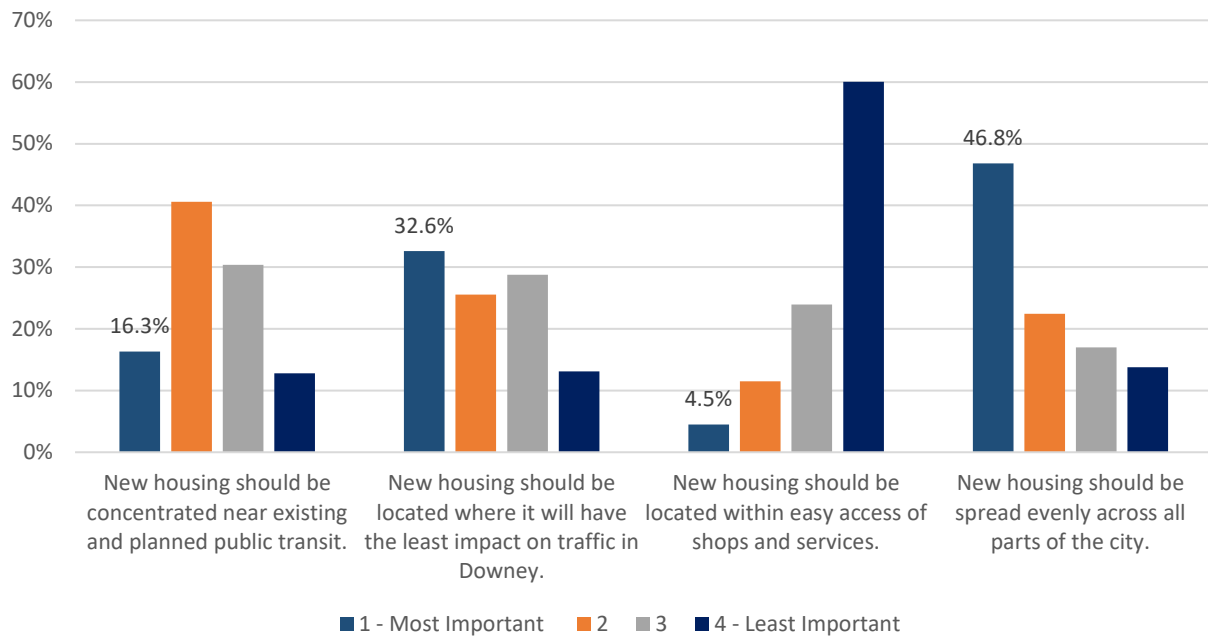
**Figure 22: There are a number of approaches for deciding where to allow new housing in Downey. Please rank the following in order of importance. (Question 10; n= 941)**



**Figure 23: City of Downey Homeowner Responses to: There are a number of approaches for deciding where to allow new housing in Downey. Please rank the following in order of importance. (Question 10; n=569)**



**Figure 24: City of Downey Renter Responses to: There are a number of approaches for deciding where to allow new housing in Downey. Please rank the following in order of importance. (Question 10; n=313)**



**Figure 25: What else would you like the City to consider when updating Downey's Housing Element?  
(Question 11; n=654)**

**Key themes from responses included:**

- Need for more housing
- Affordable housing
- Traffic
- Homelessness
- Bus and transit accessibility and connections to new housing
- Consider the needs of seniors and other special needs groups
- Overcrowding concerns
- Financial support for homeowners to rehabilitate homes
- Promote diversity
- Build more multi-unit housing
- Build housing near schools
- Transform older hotels and motels
- Adjust zoning code and ease requirements to make it easier to build housing
- Housing policies which support renters rights and financial support
- Maintain single family zoning
- Concerns related to building more housing

## City of Downey Community Survey – Meeting Our Housing Needs

In 2008, the City of Downey adopted a plan—called the General Plan—to guide decisions affecting the community’s long-term physical growth and provision of public services. The City is now updating the Housing Element of that plan, which looks at the community’s housing needs, and includes approaches Downey will use to respond to demands for new housing, housing maintenance, and equal access to housing. Your input is critical to developing a housing plan that responds to local needs, values, and preferences. Please help by identifying what you believe are the most important issues to address over the next five to 10 years. Thank you for participating!

### 1. Currently, do you:

- a. Live in Downey
- b. Work in Downey
- c. Live and work in Downey
- d. I do not live or work in Downey (go to question 7)

### 2. Which best describes your current living situation?

- a. A detached single-family home
- b. A duplex/triplex/fourplex
- c. A condominium/townhome
- d. An apartment
- e. Accessory dwelling unit (granny flat/guest house)
- f. A mobile home
- g. Group home/assisted living
- h. Interim/transitional housing and shelter
- i. Do not currently have a permanent home

Other (please specify) \_\_\_\_\_

### 3. Which best describes your current housing situation?

- a. Rent
- b. Own
- c. Live with friends/family, do not own or pay rent
- d. Do not currently have a permanent home

Other (please specify) \_\_\_\_\_

**4. What are your reasons for living in Downey? Choose all that apply.**

- a. Cost of housing
- b. Quality of housing
- c. Range of housing choices
- d. Types of housing available
- e. Community and recreation amenities, like parks and recreation centers
- f. Schools
- g. Distance from work
- h. Transportation options
- i. Distance from home to shopping, restaurants, healthcare, or other services
- j. Close distance to family and friends

Other (please specify) \_\_\_\_\_

**5. Prior to the coronavirus outbreak, had you experienced any of the following housing issues within the last 5 years? Select all that apply.**

- a. Struggle to pay rent/mortgage
- b. Lack funding for repairs
- c. Significant rent increases
- d. Housing discrimination
- e. Too many people in the house (overcrowding)
- f. Adult children living at home due to inability to afford housing

**6. Have you experienced any of the following housing issues this year since the coronavirus outbreak? Select all that apply.**

- a. Struggle to pay rent/mortgage
- b. Lack funding for repairs
- c. Significant rent increases
- d. Housing discrimination
- e. Too many people in the house (overcrowding)
- f. Adult children living at home due to inability to afford housing

## 7. What types of housing does Downey need most?

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance, with the most important on top and the least important on the bottom.*

*Your ranking*

- a. Detached single-family homes
- b. Condominiums/townhomes
- c. Larger scale apartment buildings (5 units or more)
- d. Smaller scale apartment buildings (4 units or fewer)
- e. Duplexes or Triplexes (2 or 3 unit buildings)
- f. Senior housing
- g. Mobile home parks
- h. Housing for families and individuals who need supportive services like jobs training and social services
- i. Interim/transitional housing for people looking to transition from homelessness
- j. Accessory dwelling units (granny flats or guest houses)

**8. Rank the importance of current housing challenges in Downey.**

	Very Important	Somewhat Important	Not Important	Don't Know
Ensure that children who grow up in Downey can afford to live in Downey on their own.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focus new housing near commercial areas, creating “live/work” neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streamline the process for new housing construction.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish housing for households with special needs such as seniors, large families, veterans, and/or persons with disabilities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage the rehabilitation of existing housing in older neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



**9. To meet the City’s long-term housing needs, the City will need to plan for more homes. This includes single-family homes as well as apartments, townhomes, and condominiums. Please rank the ideas below based on what you think are the best general locations in Downey for new housing.**

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance, with the most important on top and the least important on the bottom.*

*Your ranking*

- a. Along major corridors, like Imperial Blvd., Firestone Blvd., Lakewood Blvd. and Paramount Blvd.
- b. Within existing commercial shopping centers.
- c. In hotels or motels that can be converted to housing.
- d. By increasing the number of housing units allowed on each piece of property within existing residential neighborhoods, such as allowing more housing to be built in multi-family areas.
- e. On parking lots of properties owned by religious institutions if those institutions wish to develop housing.

<b>Housing Terms</b>		
<b>SINGLE-FAMILY</b>	<b>MULTI-FAMILY</b>	<b>ACCESSORY DWELLING UNIT</b>
A single-family property has one building on its own lot, meant for one family.	A multi-family property has more than one housing unit, where each holds a different family or household. These include duplexes, condos, townhomes and apartment buildings.	An Accessory Dwelling Unit (ADU) is an extra housing unit, either a separate home or an apartment, built by a homeowner on their property for use by family members or to rent to others.

**10. There are a number of approaches for deciding where to allow new housing in Downey. Please rank the following in order of importance.**

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance, with the most important on top and the least important on the bottom.*

*Your ranking*

- a. New housing should be concentrated near existing and planned public transit.
- b. New housing should be spread evenly across all parts of the city.
- c. New housing should be located where it will have the least impact on traffic in Downey.
- d. New housing should be located within easy access of shops and services.

**11. What else would you like the City to consider when updating Downey's Housing Element?**

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**About You**

**12. How long have you lived in Downey?**

- a. 1 to 5 years
- b. 6 to 10 years
- c. 11 to 20 years
- d. 21 or more years
- e. I do not live in Downey

**13. Please indicate your gender.**

- a. Male
- b. Female
- c. Non-binary
- d. Prefer not to state

**14. How do you identify yourself? (Select all that apply)**

- a. White non-Hispanic
- b. Black or African American
- c. Hispanic/Latino
- d. Asian or Asian American
- e. Native Hawaiian or Pacific Islander
- f. Native American
- g. Prefer not to say

If you prefer to self-identify, do so here: \_\_\_\_\_

**15. What language is primarily spoken in your household?**

- a. English
- b. Spanish
- c. Korean
- d. Tagalog
- e. Chinese
- f. Vietnamese

Other (please specify) \_\_\_\_\_

**16. How old are you?**

- a. Under 18
- b. 18 to 29
- c. 30 to 49
- d. 50 to 64
- e. 65 and older

**17. Which ZIP code do you reside in?**

- a. 90240
- b. 90241
- c. 90242
- d. 90280
- e. 90723

Other (please specify) \_\_\_\_\_

**18. Which best describes your annual household income?**

- a. Under \$24,999
- b. \$25,000 - \$49,999
- c. \$50,000 - \$74,999
- d. \$75,000 - \$99,999
- e. \$100,000 - \$149,999
- f. \$150,000 or more
- g. Prefer not to state

**19. Check all that apply to you:**

- a. Owner of a business in Downey
- b. Developer of housing
- c. Developer of commercial buildings
- d. Use public transportation
- e. Commute more than 10 miles to work
- f. Housing advocate
- g. Social service provider

**Thank you for your time and ideas!**

[www.downeyca.org/heupdate](http://www.downeyca.org/heupdate)

## Encuesta Comunitaria de la Ciudad de Downey: Identificando Nuestras Necesidades de Vivienda

En 2008, la Ciudad de Downey adoptó un plan, llamado Plan General, para guiar las decisiones que afectan el crecimiento físico a largo plazo de la comunidad y la provisión de servicios públicos. La Ciudad ahora está actualizando el Elemento de Vivienda de ese plan, que analiza las necesidades de vivienda de la comunidad e incluye estrategias que Downey utilizará para responder a las demandas de viviendas nuevas, mantenimiento de viviendas y acceso equitativo a la vivienda. Su opinión es importante para desarrollar un plan de vivienda que responda a las necesidades, valores y preferencias locales. Por favor ayude identificando lo que cree que son los temas más importantes para abordar durante los próximos cinco a diez años. ¡Gracias por participar!

### 1. Actualmente, usted:

- a. Vive en Downey
- b. Trabaja en Downey
- c. Vive y trabaja en Downey
- d. No vive ni trabaja en Downey (pase a la pregunta 7)

### 2. ¿Cuál describe mejor su situación de vida actual?

- a. Una vivienda unifamiliar independiente
- b. Un duplex / triplex / fourplex
- c. Un condominio
- d. Un apartamento
- e. Unidad de vivienda accesoria (ADU o segunda vivienda)
- f. Una casa móvil
- g. Hogar grupal / vida asistida
- h. Vivienda y refugio provisional / de transición
- i. Actualmente no tiene un hogar permanente

Otros (por favor especifique) \_\_\_\_\_

### 3. ¿Cuál describe mejor su situación actual de vivienda?

- a. Inquilino
- b. Propietario
- c. Vive con amigos / familiares, no es propietario ni paga alquiler
- d. Actualmente no tiene un hogar permanente

Otros (por favor especifique) \_\_\_\_\_

**4. ¿Cuáles son sus razones para vivir en Downey? Elija todas las que correspondan.**

- a. Costo de vivienda
- b. Calidad de la vivienda
- c. Variedad de opciones de vivienda
- d. Tipos de vivienda disponibles
- e. Servicios comunitarios y recreativos, como parques y centros recreativos
- f. Escuelas
- g. Distancia al trabajo
- h. Opciones de transporte
- i. Distancia desde el hogar a tiendas, restaurantes, atención médica u otros servicios
- j. Distancia cercana a familiares y amigos

Otros (por favor especifique) \_\_\_\_\_

**5. Antes del brote de coronavirus, ¿había experimentado alguno de los siguientes problemas de vivienda en los últimos 5 años? Seleccione todas las que correspondan.**

- a. Dificultad para pagar la renta/la hipoteca
- b. Falta de fondos para reparaciones
- c. Aumentos significativos de alquiler/renta
- d. Discriminación de vivienda
- e. Demasiadas personas en la casa (hacinamiento)
- f. Hijos adultos que viven en casa debido a la dificultad para pagar una vivienda
- g. Ninguna de las anteriores

**6. ¿Ha experimentado alguno de los siguientes problemas de vivienda este año desde que comenzó el brote de coronavirus? Seleccione todas las que correspondan.**

- a. Dificultad para pagar la renta/la hipoteca
- b. Falta de fondos para reparaciones
- c. Aumentos significativos de alquiler/renta
- d. Discriminación de vivienda
- e. Demasiadas personas en la casa (hacinamiento)
- f. Hijos adultos que viven en casa debido a la dificultad para pagar una vivienda
- g. Ninguna de las anteriores

## 7. ¿Qué tipo de vivienda necesita más Downey?

*Arrastre y suelte sus tres prioridades principales de la lista "Sus elecciones" de la izquierda al cuadro "Su clasificación" de la derecha, clasificándolas en orden de importancia, con las más importantes en la parte de arriba y las menos importantes en la parte de abajo.*

*Categorizar por nivel de importancia*

- a. Vivienda unifamiliar independiente
- b. Condominios
- c. Edificios de apartamentos de mayor escala (5 unidades o más)
- d. Edificios de apartamentos de menor escala (4 unidades o menos)
- e. Dúplex o Triplex (edificios de 2 o 3 unidades)
- f. Vivienda para personas mayores
- g. Parques de casas móviles
- h. Viviendas para familias e individuos que necesitan servicios de apoyo como capacitación de empleo y servicios sociales
- i. Vivienda provisional /transitoria para personas que buscan hacer la transición de la falta de vivienda (homeless)
- j. Unidad de vivienda accesoria (ADU o segunda vivienda)

**8. Clasifique la importancia de los problemas de vivienda en Downey.**

	Muy importante	Algo importante	No importante	No se
Asegurar de que los hijos que crecen en Downey puedan permitirse un día vivir independientemente en Downey.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crear viviendas nuevas cerca de áreas comerciales, creando vecindarios de "vivir/ trabajar".	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitar/agilizar el proceso de construcción de viviendas nuevas.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establecer viviendas para hogares con necesidades especiales como personas mayores, familias numerosas, veteranos y / o personas con discapacidades.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proporcionar refugios ("shelters") y viviendas de transición para familias e individuos sin hogar, junto con servicios que ayuden a las personas a mudarse a viviendas permanentes.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promover la rehabilitación de viviendas en vecindarios más antiguos.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apoyar programas para ayudar a los propietarios de viviendas en riesgo de incumplimiento de la hipoteca a conservar sus viviendas, que incluyen programas de préstamos hipotecarios.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Esfuerzos dirigidos a reducir las desigualdades a largo plazo en el mercado de la vivienda, esto incluye la discriminación de los inquilinos.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



**9. Para satisfacer las necesidades de vivienda a largo plazo de la Ciudad, la Ciudad deberá planificar más viviendas. Esto incluye viviendas unifamiliares, así como apartamentos, y condominios. Clasifique las ideas a continuación según lo que crea que son las mejores ubicaciones generales en Downey para viviendas nuevas.**

*Arrastre y suelte sus tres prioridades principales de la lista "Sus elecciones" de la izquierda al cuadro "Su clasificación" de la derecha, clasificándolas en orden de importancia, con las más importantes en la parte de arriba y las menos importantes en la parte de abajo.*

*Categorizar por nivel de importancia*

- a. A lo largo de las calles principales, como Imperial Blvd., Firestone Blvd., Lakewood Blvd. y Paramount Blvd.
- b. Dentro de los centros comerciales
- c. En hoteles o moteles que se puedan convertir en viviendas
- d. Al aumentar la cantidad de unidades de vivienda permitidas en cada propiedad dentro de los vecindarios residenciales, como permitir que se construyan más viviendas en áreas multifamiliares
- e. En estacionamientos de las instituciones religiosas, si dichas instituciones desean desarrollar viviendas

**10. Hay varias estrategias para decidir dónde permitir nuevas viviendas en Downey. Clasifique los siguientes en orden de importancia.**

*Arrastre y suelte sus tres prioridades principales de la lista "Sus elecciones" de la izquierda al cuadro "Su clasificación" de la derecha, clasificándolas en orden de importancia, con las más importantes en la parte de arriba y las menos importantes en la parte de abajo.*

*Categorizar por nivel de importancia*

- a. Las viviendas nuevas deben concentrarse cerca del transporte público existente o planificado.
- b. Las viviendas nuevas deben distribuirse de manera uniforme en todas las partes de la ciudad.
- c. Las viviendas nuevas deben ubicarse donde tengan el menor impacto en el tráfico en Downey.
- d. Las viviendas nuevas deben ubicarse con fácil acceso a comercios y servicios.

**11. ¿Qué más le gustaría que la Ciudad considere al actualizar el Elemento de Vivienda de Downey?**

---

**Acerca de usted**

**12. ¿Cuánto tiempo ha vivido en Downey?**

- a. 1 a 5 años
- b. 6 a 10 años
- c. 11 a 20 años
- d. 21 o más años
- e. Yo no vivo en Downey

**13. Indique su sexo.**

- a. Masculino
- b. Femenino
- c. No binaria/o
- d. Prefiero no contestar

**14. ¿Cómo te identificas? (Seleccione todas las que correspondan)**

- a. Blanco (no hispano)
- b. Negro o afroamericano
- c. Hispano /Latino
- d. Asiático o asiático americano
- e. Nativo de Hawái o de las islas del Pacífico
- f. Indígena de las Américas
- g. Prefiero no contestar

Si prefiere identificarse a sí mismo, hágalo aquí: \_\_\_\_\_

**15. ¿Qué idioma se habla principalmente en su hogar?**

- a. Inglés
- b. Español
- c. Coreano
- d. Tagalo
- e. Chino
- f. Vietnamés

Otros (especificar) \_\_\_\_\_

**16. ¿Qué edad tiene?**

- a. Menor de 18 años
- b. 18 a 29
- c. 30 a 49
- d. 50 a 64
- e. 65 años o más

**17. ¿En qué código postal vive?**

- a. 90240
- b. 90241
- c. 90242
- d. 90280
- e. 90723

Otros (especificar) \_\_\_\_\_

**18. ¿Cuál describe mejor su ingreso familiar anual?**

- a. Menos de \$ 24,999
- b. \$ 25,000 - \$ 49,999
- c. \$ 50,000 - \$ 74,999
- d. \$ 75,000 - \$ 99,999
- e. \$ 100,000 - \$ 149,999
- f. \$ 150,000 o más
- g. Prefiero no contestar

**19. Marque todo lo que le corresponda:**

- a. Propietario de una empresa en Downey
- b. Desarrollador de viviendas
- c. Desarrollador de edificios comerciales
- d. Uso transporte público
- e. Viajo más de 10 millas al trabajo
- f. Activista por los temas de vivienda
- g. Proveedor de servicios sociales

**¡Gracias por su tiempo e ideas!**

[www.downeyca.org/heupdate](http://www.downeyca.org/heupdate)

## OUTREACH LIST

10/20 Club  
Abode Communities  
Abundant Hope Christian Center  
Affordable Living for the Aging  
American Legion Post #270  
Angel Step Inn, Southern California Alcohol and Drug Programs, Inc.  
Arc Mid-Cities  
Arc of Los Angeles and Orange Counties  
Assistance League of Downey  
BIA of Southern California  
Birchcrest Apartments  
Brite New Horizons Services Inc  
CA Emerging Technology Fund (CETF)  
California Assembly  
California Association of Realtors  
California Department of Housing and Community Development  
California Senate  
Calvary Chapel Christian School  
Calvary Chapel Christian School, Grizzly Academy  
Calvary Chapel Church  
Casa Youth Shelter  
Catholic Charities  
Catholic Charities - Family Shelter  
Children's Dental Health Clinic  
Christian Outreach Appeal  
City of Downey - Adult Literacy Program  
City of Downey - ASPIRE Program  
City of Downey - Community Development Department  
City of Downey - Fire Department  
City of Downey - Library  
City of Downey - Police Department  
City of Downey - Public Works  
City of Downey - Recreation Department  
City of Downey - Senior Meals Program  
Clark Manor Apartments (National CORE)  
Clothes the Deal  
Coast to Coast Foundation  
Commission on HIV - County of Los Angeles  
Communities for a Better Environment  
Community Development Commission of Downey  
Community Family Guidance Center  
Creative Beginnings Elementary  
Department of Rehabilitation, State of California  
Desert Reign Church  
Disabled American Veterans  
Downey Adult School  
Downey Arts Coalition  
Downey Chamber of Commerce  
Downey Christian School  
Downey Community Corner (Facebook group)  
Downey Community Health Center  
Downey Conservancy  
Downey Coordinating Council  
Downey Council PTA  
Downey Council PTA-Helps  
Downey Family YMCA  
Downey First Christian Church  
Downey Historical Society  
Downey Meals on Wheels  
Downey Memorial Christian Church  
Downey Newcomers Club  
Downey Seniors Club  
Downey Tenants Union  
Downey Unified School District  
Downey United Methodist Church  
Downey View Apartments (National CORE)  
East La Community Corporation (ELACC)  
East Los Angeles Women's Center  
Exchange Club Family Support Center  
Fair Housing Council of Orange County  
Fair Housing Foundation  
Family Crisis Center  
FEMA  
Food Help (Downey First)  
Foster Youth Services Coordinating Program  
FPC (First Presbyterian Church) Downey  
Gangs Out of Downey (GOOD)  
Gateway Cities Council of Governments  
Good Shepherd Lutheran Church  
Greater Downey Association of Realtors  
Habitat for Humanity  
Harbor Interfaith Shelter  
Helpline Youth Counseling, Inc.

Heritage Court Apartments (Abode Senior Housing)  
House of Yahweh  
HUD Office of Fair Housing and Equal Opportunity  
Human Services Association of LA  
Imago Dei Church  
Imperial Highway Church of Christ  
John Stewart Company  
Jovenes Inc.  
Kaiser Permanente  
KB Home  
Keep Downey Beautiful  
Kids in Need of Defense  
Kingdom Causes Bellflower  
Kirkwood Christian Schools, Elementary Campus  
Kirkwood Christian Schools, Preschool Campus  
Kiwanis - Downey Los Amigos  
Kiwanis Club of Downey  
La Casita, Southern California Alcohol and Drug Programs, Inc.  
LA County Dept. of Public Health Childhood Lead & Poisoning Prevention Program  
LDS Church  
Legacy Church (First Baptist Church of Downey)  
Light & Life Church Downey  
Lions Club of Downey  
Living Help Center  
Long Beach Rescue Mission  
Long Beach Small Business Development Center  
Los Angeles Community Development Authority  
Los Angeles County Board of Supervisors  
Los Angeles County Department Child Protective Services  
Los Angeles County Department of Children and Family Services  
Los Angeles County Department of Public Health  
Los Angeles County Office of Education  
Los Angeles County Regional Broadband Consortium  
Los Angeles Homeless Services Authority (LAHSA)  
Messiah Lutheran Church  
Meta Housing Corp  
Mexican American Opportunity Foundation - Downey Center

Mexican American Opportunity Foundation - Headquarters  
Montessori Children's Academy  
National Community Renaissance and Hope Through Housing Foundation  
New Living Way Church  
New Season LA | Downey  
North Downey Church of Christ  
OLPH Women's Guild  
Optimist Club of Downey  
Our Lady of Perpetual Help  
Our Lady of Perpetual Help School  
Partnership Housing Inc.  
People Assisting the Homeless (PATH)  
Pathways Community Services  
PIH Health  
Project Sister  
Q-Up (Therapeutic Horseback Riding for Disabled Persons)  
Rancho Los Amigos Foundation/Health System  
Rotary Club of Downey  
Saints of Value  
Salvation Army  
Save the Brave USA  
South Central Los Angeles Regional Center  
Southern CA Council of Governments (SCAG)  
Southern California Rehab Service  
Southern California Resource Services for Independent Living  
SpectrumLinc, Inc  
St Mark's Episcopal School  
St Pius X- St Matthias Academy  
St Raymond School  
St. Francis Medical Center Foundation  
St. Raymond Catholic Church  
Stay Gallery  
Sunshine Community Resource Organization Center  
The Whole Child  
The Salvation Army Bell Shelter  
The Women's Council, Southern California Alcohol and Drug Programs, Inc.  
TLC Family Resource Center (at Downey Unified School District)  
Transitional Living Centers  
True Lasting Connections (TLC)  
U.S. Department of HUD  
U.S. House of Representatives

U.S. Senate  
Volunteers of America Greater Los Angeles

Watch-it-Grow Urban Gardening Foundation

# **Appendix B: Sites Inventory Table**





**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.

<b>General Information</b>	
Jurisdiction Name	DOWNEY
Housing Element Cycle	6th
<b>Contact Information</b>	
First Name	Crystal
Last Name	Landavazo
Title	City Planner
Email	<a href="mailto:clandavazo@downeyca.or">clandavazo@downeyca.or</a>
Phone	(562) 904-7154
<b>Mailing Address</b>	
Street Address	<u>11111 Brookshire Avenue</u>
City	Downey
Zip Code	90241

Table A: Housing Element Sites Inventory, Table Starts in Cell A:

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information (Site Type)	Optional Information2				
DOWNEY	10224 LA REINA AVE	90241-2502	6252-021-011		LDR	R3	1	8.9	0.180345737	Residential, 1	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Approved or Proposed Project	AP/PP 10224 La Reina Av				
DOWNEY	10303 DOWNEY AVE	90241-2511	6252-021-017		LDR	CP R3	1	8.9	0.412938155	Residential, 1	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Approved or Proposed Project	AP/PP 10303 & 10221 Downey Av				
DOWNEY	10321 DOWNEY AVE	90241-2510	6252-021-015		LDR	CP R3	1	8.9	0.439955737	Residential, 1	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Approved or Proposed Project	AP/PP 10303 & 10221 Downey Av				
DOWNEY	10361 Foster Rd	90242	8051-001-004		NC	R1 5000	1		2.347206506	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	0	0	28	Approved or Proposed Project	AP/PP 10361 Foster Rd, riverbed project			
DOWNEY	12850 Woodruff Av	90242	6283-024-010		NC MDR	C2 R3	18	24	2.636072727	Vacant	YES - Current	NO - Privately-Owned	Available		2	0	26	28	Approved or Proposed Project	AP/PP 12850 Woodruff Av				
DOWNEY	7224 FLORENCE AVE	90240-3605	6229-001-005		MDR	R3	18	24	0.716032958	Residential, 6	YES - Current	NO - Privately-Owned	Available		0	0	12	12	Approved or Proposed Project	AP/PP 7224 Florence Av				
DOWNEY	11282 GARFIELD AVE	90242-4007	6245-016-926		CM	SP			13.10571923	RLA campus	YES - Current	YES - County-Owned	Available		300	0	300	600	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP				
DOWNEY	7300 FLORES ST	90242-4010	6245-016-933		CM	SP			10.82197224	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-935		CM	SP			1.067886206	Vacant	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-938		CM	SP			0.990800099	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	7700 IMPERIAL HWY	90242-3469	6245-016-913		CM	SP			12.1470908	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-916		CM	SP			0.025304389	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	7400 IMPERIAL HWY	90242-3375	6245-016-917		CM	SP			4.925283652	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-927		CM	SP			0.01129356	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-936		CM	SP			3.040658621	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-937		CM	SP			3.040658621	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-939		CM	SP			0.990800099	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-918		CM	SP			0.13134787	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	11012 GARFIELD AVE	90280-7504	6245-016-929		CM	SP			4.401908863	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	7500 AMIGOS AVE	90242-4000	6245-016-930		CM	SP			27.5988286	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-931		CM	SP			1.994542857	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-001		CM	SP			0.420665095	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	7500 IMPERIAL HWY	90242-3377	6245-016-915		CM	SP			9.253390791	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6245-016-934		CM	SP			83.43327773	RLA campus	YES - Current	YES - County-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6234-005-903		CM	SP			0.000226316	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	11200 GARFIELD AVE	90280-7508	6234-006-008		CM	SP			0.011322071	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	11022 VULCAN ST	90280-7621	6234-004-038		CM	SP			0.002354995	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6234-005-904		CM	SP			0.037124528	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	5617 GARDENDALE ST	90280-7704	6234-008-073		CM	SP			0.008408271	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6234-005-905		CM	SP			0.000226316	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	Imperial Highway and Garder	90242	6234-005-906		CM	SP			0.037124528	RLA campus	YES - Current	YES - Other Publicly-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	10920 GARFIELD AVE	90280-7502	6234-005-014		CM	SP			0.020725383	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	11245 GARFIELD AVE	90280-7515	6234-008-032		CM	SP			0.016478865	RLA campus	YES - Current	NO - Privately-Owned	Available		0	0	0	0	0	Approved or Proposed Project	AP/PP Rancho Los Amigos South Campus SP			
DOWNEY	11130 GARFIELD AVE	90280-7500	6234-008-901		CM	SP			2.236242067	Vacant	YES - Current	YES - County-Owned	Available		100	0	0	100	0	Approved or Proposed Project	AP/PP Vet Commons Project			
DOWNEY	10926 PARAMOUNT BLVD	90241-3618	6251-038-013		MU	DDSP	20	40	0.592537328	restaurant	YES - Current	NO - Privately-Owned	Available		0	0	18	0	0	18	Sites Currently Available	DDSP Dist 1 site		
DOWNEY	11020 PARAMOUNT BLVD	90241-3620	6251-039-025	A	MU	DDSP	20	40	0.118082006	car wash	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	4	0	0	4	Sites Currently Available	DDSP Dist 1 site		
DOWNEY	11024 PARAMOUNT BLVD	90241-3620	6251-039-026	A	MU	DDSP	20	40	0.459951627	car wash	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0	14	Sites Currently Available	DDSP Dist 1 site		
DOWNEY	10890 PARAMOUNT BLVD	90241-3338	6251-038-025		MU	DDSP	20	40	0.246403355	small office and pkgng	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	0	0	3	7	Sites Currently Available	DDSP Dist 1 site small	
DOWNEY	10900 PARAMOUNT BLVD	90241-3618	6251-038-024		MU	DDSP	20	40	0.335642268	party rentals shop	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5	5	10	5	10	Sites Currently Available	DDSP Dist 1 site small		
DOWNEY	8151 3RD ST	90241-3603	6254-004-028		MU	DDSP	8	40	0.672362586	home loan bank	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	20	0	0	20	0	20	Sites Currently Available	DDSP Dist 2 site		
DOWNEY	10930 MYRTLE ST	90241-3615	6254-004-010		MU	DDSP	8	40	0.091068883	Residential, 1	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3	0	3	3	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	8103 3RD ST	90241-3652	6254-004-009		MU	DDSP	8	40	0.114252574	small office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3	0	3	3	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	11016 MYRTLE ST	90241-3616	6254-003-004		MU	DDSP	8	40	0.080674886	small healing center	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	1	2	0	2	2	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	8105 2ND ST	90241-3623	6254-003-020		MU	DDSP	8	40	0.091913027	chiropractor office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	2	3	0	3	3	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	8109 2ND ST 1ST FLR	90241-3623	6254-003-005		MU	DDSP	8	40	0.16841743	dentist office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	2	5	0	5	5	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	8111 2ND ST	90241-3623	6254-003-006		MU	DDSP	8	40	0.163506416	tailor shop and pkgng	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	2	5	0	5	5	Sites Currently Available	DDSP Dist 2 site small	
DOWNEY	3rd St. and Civic Center Dr.	90241	6254-018-008	B	MU	DDSP	20	40	0.417469268	parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	13	0	0	13	0	13	7	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	3rd St. and Civic Center Dr.	90241	6254-018-027	B	MU	DDSP	20	40	0.236678442	parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7	0	0	7	0	7	7	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	3rd St. and Civic Center Dr.	90241	6254-017-011	C	MU	DDSP	20	40	0.470754251	medical office parking lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0	14	14	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	8337 3RD ST	90241-3823	6254-017-023	C	MU	DDSP	20	40	0.175061319	medical office maybe closed	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5	0	0	5	0	5	5	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	8327 3RD ST	90241-3823	6254-018-019	D	MU	DDSP	20	40	0.172432061	parking and lawn	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5	0	0	5	0	5	5	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	8331 3RD ST	90241-3823	6254-018-020	D	MU	DDSP	20	40	0.258770073	one unit and large lawn part of office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	0	0	0	0	0	0	0
DOWNEY	8347 3RD ST	90241-3823	6254-017-020	D	MU	DDSP	20	40	0.237638833	Residential, 3	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7	0	0	7	0	7	7	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	8339 3RD ST	90241-3823	6254-018-021	D	MU	DDSP	20	40	0.272901469	small mortgage office and 2 units	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8	0	0	8	0	8	8	Sites Currently Available	DDSP Dist 3 site	
DOWNEY	10802 DOWNEY AVE	90241-3741	6254-014-025		MU	DDSP	20	40	0.132341893	small office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0</									

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information (Site Type)	Optional Information2
DOWNEY	8337 FONTANA ST	90241-5112	6255-027-063		LMDR	R2	9	17	1.240921169	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	21	21	Sites Currently Available	vacant R2
DOWNEY	8435 FONTANA ST	90241-5114	6255-027-065		LMDR	R2	9	17	0.567358525	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	10	10	Sites Currently Available	vacant R2
DOWNEY	8132 ORANGE ST	90242-3550	6259-010-044		LMDR	R2	9	17	0.309829908	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Sites Currently Available	vacant R2
DOWNEY	Orange St. and Montgomery	90242	6259-010-026		LMDR	R2	9	17	0.229032172	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Sites Currently Available	vacant R2

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

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 Information1
DOWNEY	7214 FLORENCE AVE	90240-3605	6229-001-008	11		0	0	Shortfall of Sites	0.35349315	MDR	R3	MDR	R3	18	40	11	Vacant	vacant	MDR/R3 Rezone LI multi parcel
DOWNEY	7218 FLORENCE AVE	90240-3605	6229-001-006	7		0	0	Shortfall of Sites	0.218102638	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 2	MDR/R3 Rezone LI multi parcel
DOWNEY	7214 FLORENCE AVE	90240-3605	6229-001-007	9		0	0	Shortfall of Sites	0.291630244	MDR	R3	MDR	R3	18	40	9	Non-Vacant	Residential, 1	MDR/R3 Rezone LI multi parcel
DOWNEY	7218 FLORENCE AVE	90240	6229-001-009	6		0	0	Shortfall of Sites	0.173758981	MDR	R3	MDR	R3	18	40	6	Vacant	vacant	MDR/R3 Rezone LI multi parcel
DOWNEY	7846 STEWART AND GRAY RD	90241-4720	6246-002-003	17		0	0	Shortfall of Sites	0.528713523	MDR	R3	MDR	R3	18	40	17	Non-Vacant	Residential, 4	MDR/R3 rezone LI stand alone
DOWNEY	8325 GARDENDALE ST	90242-4447	6263-033-014	16		0	0	Shortfall of Sites	0.507667957	MDR	R3	MDR	R3	18	40	16	Non-Vacant	Residential, 4	MDR/R3 rezone LI stand alone
DOWNEY	10456 DOWNEY AVE	90241-2514	6252-019-010	0		15	0	Shortfall of Sites	0.467742104	MDR	R3	MDR	R3	18	40	15	Non-Vacant	Residential, 1	MDR/R3 Rezone Mod multi parcel
DOWNEY	7240 FLORENCE AVE	90240-3605	6229-001-904	0		2	0	Shortfall of Sites	0.048091459	MDR	R3	MDR	R3	18	40	2	Non-Vacant	partial SFR	MDR/R3 Rezone Mod multi parcel
DOWNEY	7238 FLORENCE AVE	90240-3605	6229-001-003	0		7	0	Shortfall of Sites	0.203500236	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 1	MDR/R3 Rezone Mod multi parcel
DOWNEY	7234 FLORENCE AVE	90240-3605	6229-001-004	0		6	0	Shortfall of Sites	0.184388386	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 2	MDR/R3 Rezone Mod multi parcel
DOWNEY	12515 PARAMOUNT BLVD	90242-3718	6245-019-002	0		2	2	Shortfall of Sites	0.137852753	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12517 1/2 PARAMOUNT BLVD	90242-3718	6245-019-028	0		2	2	Shortfall of Sites	0.137949433	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12517 PARAMOUNT BLVD	90242-3718	6245-019-029	0		2	2	Shortfall of Sites	0.137800667	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11911 RIVES AVE	90242-2213	6246-012-003	0		6	5	Shortfall of Sites	0.35869281	MDR	R3O	MDR	R3O	18	40	11	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	7648 STEWART AND GRAY RD	90241-4631	6246-012-033	0		2	2	Shortfall of Sites	0.12533174	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7650 STEWART AND GRAY RD	90241-4631	6246-012-034	0		2	2	Shortfall of Sites	0.128213635	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7654 STEWART AND GRAY RD	90241-4631	6246-012-036	0		2	2	Shortfall of Sites	0.133719044	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7618 STEWART AND GRAY RD	90241-4631	6246-013-013	0		3	3	Shortfall of Sites	0.182273955	MDR	R3O	MDR	R3O	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12511 PARAMOUNT BLVD	90242-3718	6245-019-001	0		2	2	Shortfall of Sites	0.113906577	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7624 STEWART AND GRAY RD	90241-4631	6246-012-014	0		2	3	Shortfall of Sites	0.15733857	MDR	R3O	MDR	R3O	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11923 RIVES AVE	90242-2213	6246-012-028	0		4	3	Shortfall of Sites	0.233579445	MDR	R3O	MDR	R3O	18	40	7	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7652 STEWART AND GRAY RD	90241-4631	6246-012-035	0		2	2	Shortfall of Sites	0.133729771	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12519 PARAMOUNT BLVD	90242-3718	6245-019-027	0		2	2	Shortfall of Sites	0.137873296	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7900 STEWART AND GRAY RD	90241-4722	6246-001-001	0		7	5	Shortfall of Sites	0.383524839	MDR	R3	MDR	R3	18	40	12	Non-Vacant	Residential, 3	MDR/R3 small Rezone
DOWNEY	7910 STEWART AND GRAY RD	90241-4722	6246-001-002	0		7	6	Shortfall of Sites	0.391910245	MDR	R3	MDR	R3	18	40	13	Non-Vacant	Residential, 5	MDR/R3 small Rezone
DOWNEY	7632 STEWART AND GRAY RD	90241-4631	6246-012-012	0		2	3	Shortfall of Sites	0.153023746	MDR	R3O	MDR	R3O	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11905 RIVES AVE	90242-2213	6246-012-015	0		3	3	Shortfall of Sites	0.183068266	MDR	R3O	MDR	R3O	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7644 STEWART AND GRAY RD	90241-4631	6246-012-031	0		2	2	Shortfall of Sites	0.133489909	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7612 STEWART AND GRAY RD	90241-4631	6246-013-015	0		3	3	Shortfall of Sites	0.177658437	MDR	R3O	MDR	R3O	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7962 2ND ST	90241-3210	6251-018-005	0		2	3	Shortfall of Sites	0.148757752	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10535 MYRTLE ST	90241-2402	6251-033-009	0		4	3	Shortfall of Sites	0.216284114	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10545 WESTERN AVE	90241-2412	6251-034-011	0		2	1	Shortfall of Sites	0.10876796	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10541 WESTERN AVE	90241-2412	6251-034-022	0		2	2	Shortfall of Sites	0.114045833	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	8066 7TH ST	90241-3302	6251-035-006	0		2	3	Shortfall of Sites	0.158267825	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8060 7TH ST	90241-3302	6251-035-007	0		2	2	Shortfall of Sites	0.125619929	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8048 7TH ST	90241-3302	6251-035-009	0		2	2	Shortfall of Sites	0.126245065	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	8046 7TH ST	90241-3302	6251-035-010	0		2	2	Shortfall of Sites	0.125963041	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10446 DOWNEY AVE	90241-2514	6252-019-003	0		3	3	Shortfall of Sites	0.196065842	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10232 WESTERN AVE	90241-2407	6252-021-018	0		2	3	Shortfall of Sites	0.171811542	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10332 WESTERN AVE	90241-2409	6252-022-008	0		2	3	Shortfall of Sites	0.169797708	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8217 7TH ST	90241-3415	6252-025-002	0		1	1	Shortfall of Sites	0.05068599	MDR	R3	MDR	R3	18	40	2	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10538 LA REINA AVE	90241-2507	6252-025-017	0		4	3	Shortfall of Sites	0.207193373	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10547 LA REINA AVE	90241-2506	6252-026-002	0		2	2	Shortfall of Sites	0.130668627	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7th St. and Downey Ave.	90241	6253-001-029	0		3	3	Shortfall of Sites	0.186131256	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10633 LA REINA AVE	90241-3416	6253-002-002	0		2	2	Shortfall of Sites	0.124119512	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10602 WESTERN AVE	90241-3408	6253-002-010	0		2	2	Shortfall of Sites	0.123006052	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10502 DOWNEY AVE	90241-2509	6253-013-006	0		3	3	Shortfall of Sites	0.180030347	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 3	MDR/R3 small Rezone
DOWNEY	10508 DOWNEY AVE	90241-2509	6253-013-007	0		2	3	Shortfall of Sites	0.166885036	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10518 DOWNEY AVE	90241-2509	6253-013-009	0		2	3	Shortfall of Sites	0.166539805	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10522 DOWNEY AVE	90241-2509	6253-013-010	0		2	3	Shortfall of Sites	0.170532003	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	12519 1/2 PARAMOUNT BLVD	90242-3718	6245-019-026	0		2	2	Shortfall of Sites	0.138019511	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7730 STEWART AND GRAY RD	90241-4740	6246-012-004	0		2	2	Shortfall of Sites	0.134614995	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7646 STEWART AND GRAY RD	90241-4631	6246-012-032	0		2	2	Shortfall of Sites	0.133492932	MDR	R3O	MDR	R3O	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8335 GARDENDALE ST	90242-4447	6263-033-019	0		2	2	Shortfall of Sites	0.113202589	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7942 2ND ST	90241-3210	6251-017-001	0		4	4	Shortfall of Sites	0.242766434	MDR	R3	MDR	R3	18	40	8	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7956 2ND ST	90241-3210	6251-018-004	0		3	3	Shortfall of Sites	0.153861425	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10422 WESTERN AVE	90241-2411	6252-023-015	0		2	2	Shortfall of Sites	0.120090212	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10416 WESTERN AVE	90241-2411	6252-023-016	0		2	2	Shortfall of Sites	0.1152293	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10547 DOWNEY AVE	90241-2508	6252-025-001	0		2	2	Shortfall of Sites	0.129929768	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10506 WESTERN AVE	90241-2413	6252-026-013	0		2	3	Shortfall of Sites	0.156774316	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8101 7TH ST	90241-3413	6252-026-022	0		2	2	Shortfall of Sites	0.11373538	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8136 6TH ST	90241-3412	6253-003-008	0		2	2	Shortfall of Sites	0.137696647	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10726 LA REINA AVE	90241-3419	6253-004-014	0		2	2	Shortfall of Sites	0.138535994	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10730 LA REINA AVE	90241-3419	6253-004-016	0		0	1	Shortfall of Sites	0.042767625	MDR	R3	MDR	R3	18	40	1	Vacant	vacant	MDR/R3 small Rezone
DOWNEY	8417 5TH ST	90241-3804	6253-007-026	0		3	3	Shortfall of Sites	0.172867163	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8423 5TH ST	90241-3804	6253-007-032	0		3	3	Shortfall of Sites	0.172456529	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 2	MDR/R3 small Rezone

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 1
DOWNEY	8117 5TH ST	90241-3610	6251-036-007	0		2	2	Shortfall of Sites	0.124107137	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10733 WESTERN AVE	90241-3409	6251-036-034	0		2	1	Shortfall of Sites	0.089495849	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10228 WESTERN AVE	90241-2407	6252-021-019	0		2	3	Shortfall of Sites	0.1718026	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10242 WESTERN AVE	90241-2407	6252-022-002	0		5	4	Shortfall of Sites	0.267890402	MDR	R3	MDR	R3	18	40	9	Non-Vacant	Residential, 4	MDR/R3 small Rezone
DOWNEY	10250 WESTERN AVE	90241-2407	6252-022-003	0		3	3	Shortfall of Sites	0.186122037	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10302 WESTERN AVE	90241-2409	6252-022-004	0		4	3	Shortfall of Sites	0.205461717	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 3	MDR/R3 small Rezone
DOWNEY	10350 WESTERN AVE	90241-2409	6252-023-020	0		3	3	Shortfall of Sites	0.172886114	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10540 WESTERN AVE	90241-2413	6252-026-020	0		2	1	Shortfall of Sites	0.092331175	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	10621 DOWNEY AVE	90241-3426	6253-001-004	0		3	3	Shortfall of Sites	0.185551563	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	7th St. and Downey Ave.	90241	6253-001-028	0		3	3	Shortfall of Sites	0.185987598	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8114 7TH ST	90241-3414	6253-002-009	0		2	1	Shortfall of Sites	0.082555733	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8132 6TH ST	90241-3412	6253-003-009	0		2	2	Shortfall of Sites	0.137954737	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10710 WESTERN AVE	90241-3410	6253-003-018	0		2	2	Shortfall of Sites	0.138706081	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10720 LA REINA AVE	90241-3419	6253-004-013	0		4	3	Shortfall of Sites	0.206731732	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8213 5TH ST	90241-3704	6253-004-019	0		1	1	Shortfall of Sites	0.060617242	MDR	R3	MDR	R3	18	40	2	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8411 5TH ST	90241-3804	6253-007-025	0		3	3	Shortfall of Sites	0.173603759	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10612 DOWNEY AVE	90241-3427	6253-012-003	0		2	2	Shortfall of Sites	0.140342176	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10624 DOWNEY AVE	90241-3427	6253-012-012	0		3	3	Shortfall of Sites	0.182413007	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	10512 DOWNEY AVE	90241-2509	6253-013-008	0		2	3	Shortfall of Sites	0.16634947	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	12116 DOWNEY AVE	90242-2534	6258-006-033	0		4	5	Shortfall of Sites	0.274545166	MDR	R3	MDR	R3	18	40	9	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8740 IMPERIAL HWY	90242-3906	6263-002-012	0		4	3	Shortfall of Sites	0.212021127	MDR	R3	MDR	R3	18	40	7	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8724 LYNDORA ST	90242-4528	6263-006-018	0		2	2	Shortfall of Sites	0.118617648	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8708 LYNDORA ST	90242-4528	6263-006-021	0		2	2	Shortfall of Sites	0.119885029	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8363 GARDENDALE ST	90242-4447	6263-033-018	0		4	5	Shortfall of Sites	0.287475693	MDR	R3	MDR	R3	18	40	9	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11027 OLD RIVER SCHOOL RD	90241-4252	6229-019-013	0		2	3	Shortfall of Sites	0.1501965	MDR	R3O	MDR	R3O	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8703 LYNDORA ST	90242-4527	6263-006-010	0		2	1	Shortfall of Sites	0.094278979	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11029 OLD RIVER SCHOOL RD	90241-4252	6229-019-014	0		2	3	Shortfall of Sites	0.151352431	MDR	R3O	MDR	R3O	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12425 DUNROBIN AVE	90242-3007	6283-003-004	0		2	2	Shortfall of Sites	0.117379181	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12421 DUNROBIN AVE	90242-3007	6283-003-005	0		2	2	Shortfall of Sites	0.117096449	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12409 DUNROBIN AVE A,B,C,D	90242-3018	6283-003-015	0		2	2	Shortfall of Sites	0.130870257	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 4	MDR/R3 small Rezone
DOWNEY	9449 NANCE AVE	90241-5523	6284-003-020	0		3	3	Shortfall of Sites	0.192331972	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11229 PANGBORN AVE	90241-5511	6284-003-023	0		2	2	Shortfall of Sites	0.123705112	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11235 PANGBORN AVE	90241-5511	6284-003-024	0		2	2	Shortfall of Sites	0.133340703	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	9209 ELM VISTA DR	90242-2904	6284-020-005	0		2	1	Shortfall of Sites	0.107334531	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9217 ELM VISTA DR	90242-2904	6284-020-006	0		2	3	Shortfall of Sites	0.152381062	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	11943 ADENMOOR AVE	90242-5306	6284-020-020	0		2	2	Shortfall of Sites	0.139658017	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11944 ADENMOOR AVE	90242-5300	6284-020-029	0		2	2	Shortfall of Sites	0.139031929	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9203 WASHBURN RD	90242-2908	6284-022-009	0		2	2	Shortfall of Sites	0.123251266	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9211 WASHBURN RD	90242-2908	6284-022-010	0		2	2	Shortfall of Sites	0.124737203	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12415 DUNROBIN AVE	90242-3019	6283-003-016	0		2	2	Shortfall of Sites	0.130589321	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 4	MDR/R3 small Rezone
DOWNEY	12403 DUNROBIN AVE	90242-3007	6283-003-020	0		2	2	Shortfall of Sites	0.137580441	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11941 ADENMOOR AVE	90242-5306	6284-020-021	0		2	3	Shortfall of Sites	0.140878899	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11938 ADENMOOR AVE	90242-5300	6284-020-026	0		2	2	Shortfall of Sites	0.137097259	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8718 LYNDORA ST	90242-4528	6263-006-019	0		2	2	Shortfall of Sites	0.121317153	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8712 LYNDORA ST	90242-4528	6263-006-020	0		2	2	Shortfall of Sites	0.12454705	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	8702 LYNDORA ST	90242-4528	6263-006-022	0		2	1	Shortfall of Sites	0.09410067	MDR	R3	MDR	R3	18	40	3	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12433 DUNROBIN AVE	90242-3007	6283-003-003	0		2	2	Shortfall of Sites	0.117373874	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11242 PANGBORN AVE	90241-5512	6284-002-012	0		6	4	Shortfall of Sites	0.311972951	MDR	R3	MDR	R3	18	40	10	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11937 ADENMOOR AVE	90242-5306	6284-020-023	0		2	2	Shortfall of Sites	0.137914175	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11935 ADENMOOR AVE	90242-5306	6284-020-024	0		2	3	Shortfall of Sites	0.152143726	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9202 ELM VISTA DR	90242-2905	6284-022-001	0		2	2	Shortfall of Sites	0.140429656	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9308 ELM VISTA DR	90242-2907	6284-023-029	0		3	3	Shortfall of Sites	0.196189394	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	9661 IMPERIAL HWY	90242-3011	6283-003-001	0		6	4	Shortfall of Sites	0.324535708	MDR	R3	MDR	R3	18	40	10	Non-Vacant	psychic office	MDR/R3 small Rezone
DOWNEY	9445 NANCE AVE	90241-5523	6284-003-019	0		3	3	Shortfall of Sites	0.193104368	MDR	R3	MDR	R3	18	40	6	Non-Vacant	Residential, 2	MDR/R3 small Rezone
DOWNEY	11939 ADENMOOR AVE	90242-5306	6284-020-022	0		2	3	Shortfall of Sites	0.141062603	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11936 ADENMOOR AVE	90242-5300	6284-020-025	0		2	3	Shortfall of Sites	0.152890268	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11940 ADENMOOR AVE	90242-5300	6284-020-027	0		2	3	Shortfall of Sites	0.140823403	MDR	R3	MDR	R3	18	40	5	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	11942 ADENMOOR AVE	90242-5300	6284-020-028	0		2	2	Shortfall of Sites	0.140611129	MDR	R3	MDR	R3	18	40	4	Non-Vacant	Residential, 1	MDR/R3 small Rezone
DOWNEY	12524 COLUMBIA WAY	90242-2808	6256-005-011	32		0	0	Shortfall of Sites	1.057459164	MU	CM	MU	MU	30		32	Non-Vacant	older indust/commercial use street sweepers	MU GP Rezone LI
DOWNEY	12651 LAKEWOOD BLVD	90242-4563	6263-002-039	17		0	0	Shortfall of Sites	0.556560019	MU	C1	MU	MU	30		17	Non-Vacant	offices and pkng	MU GP Rezone LI
DOWNEY	12739 LAKEWOOD BLVD	90242-4521	6263-004-011	17		0	0	Shortfall of Sites	0.553337917	MU	C1	MU	MU	30		17	Non-Vacant	small office and pkng	MU GP Rezone LI
DOWNEY	12510 COLUMBIA WAY	90242-2808	6256-005-009	29		0	0	Shortfall of Sites	0.980465518	MU	CM	MU	MU	30		29	Non-Vacant	older indust/commercial use bathroom remodel	MU GP Rezone LI
DOWNEY	13101 LAKEWOOD BLVD	90242-5225	6266-001-035	24		0	0	Shortfall of Sites	0.810095965	MU	C2	MU	MU	30		24	Non-Vacant	older strip center	MU GP Rezone LI
DOWNEY	Imperial Highway and Ardis Ave.	90242		24		0	0	Shortfall of Sites	0.809095099	MU	SPM2	MU	MU	30		24	Vacant	vacant	MU GP Rezone LI
DOWNEY	12717 LAKEWOOD BLVD	90242-4521	6263-003-010	0		3	3	Shortfall of Sites	0.197577575	MU	R1 5000	MU	MU	30		6	Non-Vacant	Residential, 1	MU GP Rezone small
DOWNEY	12725 LAKEWOOD BLVD	90242-4542	6263-004-003	0		4	4	Shortfall of Sites	0.275710106	MU	R3	MU	MU	30		8	Non-Vacant	Residential, 4	MU GP Rezone small
DOWNEY	13032 BLODGETT AVE	90242-4537	6263-014-002	0		2	2	Shortfall of Sites	0.13773185	MU	R1 5000	MU	MU	30					

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 1
DOWNEY	12565 LAKEWOOD BLVD	90242-3907	6261-014-058	0		3		3 Shortfall of Sites	0.18838958	GC	C2	GC	C2	30			6 Non-Vacant	florist and parking	Res Overlay Imperial Hwy. small
DOWNEY	8742 IMPERIAL HWY	90242-3906	6263-001-009	0		4		4 Shortfall of Sites	0.282371306	GC	C2	GC	C2	30			8 Non-Vacant	older commercial phone repair and bar and parking	Res Overlay Imperial Hwy. small
DOWNEY	8811 IMPERIAL HWY	90242-3907	6261-014-034	0		3		3 Shortfall of Sites	0.187143829	GC	C2	GC	C2	30			6 Non-Vacant	older misc commercial services	Res Overlay Imperial Hwy. small
DOWNEY	8845 IMPERIAL HWY	90242-3907	6261-014-051	0		7		5 Shortfall of Sites	0.400060827	GC	C2	GC	C2	30			12 Non-Vacant	car wash	Res Overlay Imperial Hwy. small
DOWNEY	8806 IMPERIAL HWY	90242-3908	6263-001-007	0		4		4 Shortfall of Sites	0.256767628	GC	C2	GC	C2	30			8 Non-Vacant	older commercial and parking	Res Overlay Imperial Hwy. small
DOWNEY	8714 IMPERIAL HWY	90242-3906	6263-006-030	0		2		2 Shortfall of Sites	0.140756706	GC	C2	GC	C2	30			4 Non-Vacant	older strip commercial misc and parking	Res Overlay Imperial Hwy. small
DOWNEY	8630 IMPERIAL HWY	90242-3904	6263-009-037	0		3		3 Shortfall of Sites	0.196688261	GC	C1	GC	C1	30			6 Non-Vacant	laundromat, donuts and large parking	Res Overlay Imperial Hwy. small
DOWNEY	8642 IMPERIAL HWY	90242-3904	6263-009-038	0		2		2 Shortfall of Sites	0.131686256	GC	C1	GC	C1	30			4 Non-Vacant	taco drive through and parking	Res Overlay Imperial Hwy. small
DOWNEY	8304 IMPERIAL HWY	90242-3831	6263-042-015	0		6		5 Shortfall of Sites	0.352724104	NC	C1	NC	C1	30			11 Non-Vacant	pizza and laundromat building and parking	Res Overlay Imperial Hwy. small
DOWNEY	8720 IMPERIAL HWY	90242-3906	6263-006-029	0		2		3 Shortfall of Sites	0.1758436	GC	C2	GC	C2	30			5 Non-Vacant	older strip commercial misc and parking	Res Overlay Imperial Hwy. small
DOWNEY	8708 IMPERIAL HWY	90242-3906	6263-006-031	0		4		4 Shortfall of Sites	0.276644694	GC	C2	GC	C2	30			8 Non-Vacant	older strip commercial misc and parking	Res Overlay Imperial Hwy. small
DOWNEY	7347 IMPERIAL HWY	90242-3306	6233-035-027	0		4		5 Shortfall of Sites	0.316067382	NC	C2	NC	C2	30			9 Non-Vacant	small fast mexican drive through and parking lot	Res Overlay Imperial Hwy. small
DOWNEY	9841 IMPERIAL HWY	90242-3115	6283-016-023	0		6		5 Shortfall of Sites	0.365192125	NC	C2	NC	C2	30			11 Non-Vacant	burger restaurant and parking	Res Overlay Imperial Hwy. small
DOWNEY	8814 IMPERIAL HWY	90242-3908	6263-001-006	0		2		2 Shortfall of Sites	0.133364721	GC	C2	GC	C2	30			4 Non-Vacant	older commercial and parking	Res Overlay Imperial Hwy. small
DOWNEY	8800 IMPERIAL HWY	90242-3908	6263-001-008	0		2		2 Shortfall of Sites	0.127051538	GC	C2	GC	C2	30			4 Non-Vacant	Small commercial use	Res Overlay Imperial Hwy. small
DOWNEY	8728 IMPERIAL HWY	90242-3906	6263-006-032	0		8		7 Shortfall of Sites	0.495923442	GC	C2	GC	C2	30			15 Non-Vacant	older strip commercial misc and parking	Res Overlay Imperial Hwy. small
DOWNEY	8628 IMPERIAL HWY	90242-3904	6263-009-036	0		4		5 Shortfall of Sites	0.302124638	GC	C1	GC	C1	30			9 Non-Vacant	commercial medical bldg mri and scans and parking	Res Overlay Imperial Hwy. small
DOWNEY	12441 WOODRUFF AVE	90241-5611	6283-016-029	0		3		3 Shortfall of Sites	0.200416813	NC	C2	NC	C2	30			6 Non-Vacant	auto service	Res Overlay Imperial Hwy. small
DOWNEY	9809 IMPERIAL HWY	90242-3115	6283-016-058	0		2		3 Shortfall of Sites	0.151844197	NC	C2	NC	C2	30			5 Non-Vacant	convenience store	Res Overlay Imperial Hwy. small
DOWNEY	7972 BURNS AVE	90241-4227	6247-004-036	22		0		0 Shortfall of Sites	0.722206922	Office	C2	Office	C2	30			22 Non-Vacant	small store with large unmaintained parking lot	Res Overlay Paramount Blvd.
DOWNEY	12848 PARAMOUNT BLVD	90242-4266	6260-011-065	16		0		0 Shortfall of Sites	0.522143497	GC	C2	GC	C2	30			16 Non-Vacant	older strip center mix commercial and office	Res Overlay Paramount Blvd.
DOWNEY	11850 PARAMOUNT BLVD	90241-5128	6255-019-031	24		0		0 Shortfall of Sites	0.78602838	NC	C1	NC	C1	30			24 Non-Vacant	small commercial uses and parking lot	Res Overlay Paramount Blvd.
DOWNEY	11455 PARAMOUNT BLVD	90241-4550	6247-005-027	18		0		0 Shortfall of Sites	0.601779062	Office	C1	Office	C1	30			18 Non-Vacant	commercial office strip center	Res Overlay Paramount Blvd.
DOWNEY	12000 PARAMOUNT BLVD	90242-2308	6259-003-016	24		0		0 Shortfall of Sites	0.806368484	Office	C1	Office	C1	30			24 Non-Vacant	strip commercial and parking	Res Overlay Paramount Blvd.
DOWNEY	10001 PARAMOUNT BLVD	90240-3807	6360-010-003	21		0		0 Shortfall of Sites	0.695020926	GC	C2	GC	C2	30			21 Non-Vacant	vacant older supermarket bldg	Res Overlay Paramount Blvd.
DOWNEY	9901 PARAMOUNT BLVD	90240-3843	6360-010-011	69		0		0 Shortfall of Sites	2.311963218	GC	C2	GC	C2	30			69 Non-Vacant	older commercial strip centers	Res Overlay Paramount Blvd.
DOWNEY	9920 PARAMOUNT BLVD	90240-3806	6361-021-050	48		0		0 Shortfall of Sites	1.583730265	GC	C2	GC	C2	30			48 Non-Vacant	Auto zone and vacant land	Res Overlay Paramount Blvd.
DOWNEY	10001 PARAMOUNT BLVD	90240	6360-010-023	43		0		0 Shortfall of Sites	1.424577129	GC	C2	GC	C2	30			43 Non-Vacant	parking lot	Res Overlay Paramount Blvd.
DOWNEY	13028 PARAMOUNT BLVD	90242-4331	6260-001-078	0		15		0 Shortfall of Sites	0.504137872	GC	C2	GC	C2	30			15 Non-Vacant	auto parts store and parking	Res Overlay Paramount Blvd. mod
DOWNEY	11933 PARAMOUNT BLVD	90242-2305	6246-001-009	0		2		2 Shortfall of Sites	0.144895882	NC	C1	NC	C1	30			4 Non-Vacant	small older commercial use	Res Overlay Paramount Blvd. small
DOWNEY	12145 PARAMOUNT BLVD	90242-2356	6246-007-004	0		6		5 Shortfall of Sites	0.369864884	Office	C2	Office	C2	30			11 Non-Vacant	older single officor commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12215 PARAMOUNT BLVD	90242-3536	6246-007-018	0		5		5 Shortfall of Sites	0.336804441	Office	C2	Office	C2	30			10 Non-Vacant	small seafood restaurant	Res Overlay Paramount Blvd. small
DOWNEY	12151 PARAMOUNT BLVD	90242-2356	6246-007-019	0		2		3 Shortfall of Sites	0.166324799	Office	C2	Office	C2	30			5 Non-Vacant	older single officor commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12159 PARAMOUNT BLVD	90242-2356	6246-007-021	0		5		5 Shortfall of Sites	0.341376016	Office	C2	Office	C2	30			10 Non-Vacant	small market and parking	Res Overlay Paramount Blvd. small
DOWNEY	12155 PARAMOUNT BLVD	90242-2356	6246-007-022	0		3		3 Shortfall of Sites	0.173119834	Office	C2	Office	C2	30			5 Non-Vacant	older single officor commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12105 PARAMOUNT BLVD	90242-2309	6246-008-024	0		5		5 Shortfall of Sites	0.323189263	Office	C2	Office	C2	30			10 Non-Vacant	older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	7962 BURNS AVE	90241-4227	6247-004-034	0		3		3 Shortfall of Sites	0.192963902	Office	C2	Office	C2	30			6 Non-Vacant	small misc indust commercial bldg	Res Overlay Paramount Blvd. small
DOWNEY	12207 PARAMOUNT BLVD	90242-3536	6246-007-013	0		2		3 Shortfall of Sites	0.170290238	Office	C2	Office	C2	30			5 Non-Vacant	older single officor commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12073 PARAMOUNT BLVD	90242-2337	6246-008-003	0		4		4 Shortfall of Sites	0.263881737	Office	C2	Office	C2	30			8 Non-Vacant	older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	12119 PARAMOUNT BLVD	90242-2309	6246-008-007	0		3		3 Shortfall of Sites	0.191950771	Office	C2	Office	C2	30			6 Non-Vacant	older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	11851 PARAMOUNT BLVD	90241-5127	6247-019-010	0		2		3 Shortfall of Sites	0.172061362	NC	C1	NC	C1	30			5 Non-Vacant	small restaurant and barber shop and parking	Res Overlay Paramount Blvd. small
DOWNEY	11917 PARAMOUNT BLVD	90242-2371	6246-001-027	0		3		3 Shortfall of Sites	0.200846387	NC	C1	NC	C1	30			6 Non-Vacant	strip commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	11915 PARAMOUNT BLVD	90242-2305	6246-001-030	0		5		5 Shortfall of Sites	0.320855795	NC	C1	NC	C1	30			10 Non-Vacant	strip commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12063 PARAMOUNT BLVD	90242-2337	6246-008-001	0		3		3 Shortfall of Sites	0.195525091	Office	C2	Office	C2	30			6 Non-Vacant	older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	12065 PARAMOUNT BLVD	90242-2337	6246-008-002	0		3		3 Shortfall of Sites	0.195072423	Office	C2	Office	C2	30			6 Non-Vacant	older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	12115 PARAMOUNT BLVD	90242-2309	6246-008-006	0		3		3 Shortfall of Sites	0.195527865	Office	C2	Office	C2	30			6 Non-Vacant	for sale older single office and parking	Res Overlay Paramount Blvd. small
DOWNEY	11425 PARAMOUNT BLVD	90241-4527	6247-004-033	0		5		5 Shortfall of Sites	0.331940939	Office	C2	Office	C2	30			10 Non-Vacant	commercial health center and parking	Res Overlay Paramount Blvd. small
DOWNEY	11437 PARAMOUNT BLVD	90241-4559	6247-005-015	0		4		3 Shortfall of Sites	0.224904087	Office	C2	Office	C2	30			7 Non-Vacant	auto repair	Res Overlay Paramount Blvd. small
DOWNEY	11445 PARAMOUNT BLVD	90241-4560	6247-005-026	0		5		5 Shortfall of Sites	0.341176845	Office	C2	Office	C2	30			10 Non-Vacant	Office Buildings	Res Overlay Paramount Blvd. small
DOWNEY	8019 STEWART AND GRAY RD	90241-5121	6255-019-032	0		6		5 Shortfall of Sites	0.359594509	NC	C1	NC	C1	30			11 Non-Vacant	mex fast food restaurant and parking	Res Overlay Paramount Blvd. small
DOWNEY	12800 PARAMOUNT BLVD	90242-4248	6260-011-028	0		2		2 Shortfall of Sites	0.125292113	GC	C2	GC	C2	30			4 Non-Vacant	older strip center mix commercial and office	Res Overlay Paramount Blvd. small
DOWNEY	12800 PARAMOUNT BLVD	90242-4248	6260-011-029	0		4		4 Shortfall of Sites	0.260174447	GC	C2	GC	C2	30			8 Non-Vacant	older strip center mix commercial and office	Res Overlay Paramount Blvd. small
DOWNEY	11943 PARAMOUNT BLVD	90242-2305	6246-001-014	0		8		6 Shortfall of Sites	0.477524841	NC	C1	NC	C1	30			14 Non-Vacant	strip commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12121 PARAMOUNT BLVD	90242-2372	6246-007-024	0		6		6 Shortfall of Sites	0.416218655	Office	C2	Office	C2	30			12 Non-Vacant	older single officor commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	12040 PARAMOUNT BLVD	90242-2300	6259-003-054	0		6		5 Shortfall of Sites	0.367247003	Office	C1	Office	C1	30			11 Non-Vacant	strip commercial and parking	Res Overlay Paramount Blvd. small
DOWNEY	13000 PARAMOUNT BLVD	90242-4330	6260-001-034	0		2		2 Shortfall of Sites	0.136249092	GC	C2	GC	C2	30			4 Non-Vacant	liquor store and parking	Res Overlay Paramount Blvd. small
DOWNEY	12800 PARAMOUNT BLVD	90242-4248	6260-011-027	0		2		2 Shortfall of Sites	0.13473635	GC	C2	GC	C2	30			4 Non-Vacant	older strip center mix commercial and office	Res Overlay Paramount Blvd. small
DOWNEY	13006 PARAMOUNT BLVD	90242-4330	6260-001-079	0		4		5 Shortfall of Sites	0.309140926	GC	C2	GC	C2	30			9 Non-Vacant	party supply store and parking	Res Overlay Paramount Blvd. small
DOWNEY	11849 PARAMOUNT BLVD	90241-5127	6247-019-011	0		3		3 Shortfall of Sites	0.161462972	NC	C1	NC	C1	30			5 Non-Vacant	small dental office and parking	Res Overlay Paramount Blvd. small
DOWNEY	11841 PARAMOUNT BLVD	90241-5127	6247-019-012	0		2		3 Shortfall of Sites	0.16192178	NC	C1	NC	C1	30			5 Non-Vacant	unidentified office commercial	Res Overlay Paramount Blvd. small
DOWNEY	12056 PARAMOUNT BLVD	90242-2338	6259-004-041	0		6		6 Shortfall of Sites	0.403921672	Office	C1	Office	C1	30			12 Non-Vacant	restaurant	Res Overlay Paramount Blvd. small
DOWNEY	12900 PARAMOUNT BLVD	90242-4328	6260-006-022	0		2		2 Shortfall of Sites	0.13525435	GC	C2	GC	C2	30			4 Non-Vacant	small chiropractor and parking	Res Overlay Paramount Blvd. small
DOWNEY	12912 PARAMOUNT BLVD	90242-4328	6260-006-023	0		6		6 Shortfall of Sites	0.389334073	GC	C2	GC	C2	30			12 Non-Vacant	fitness center and parking	Res Overlay Paramount Blvd. small
DOWNEY	10033 PARAMOUNT BLVD	90240-3866	6360-010-021	0		6		5 Shortfall of Sites	0.378913158	GC	C2	GC	C2	30			11 Non-Vacant	Shopping Centers (Neighborhood, community)	Res Overlay Paramount Blvd. small
DOWNEY	9020 TELEGRAPH RD	90240-2332	6388-001-008	0		2		2 Shortfall of Sites	0.135740853	GC	C2	GC	C2	30			4 Non-Vacant	parking for drive thru restaurant	Res Overlay Telegraph Rd small
DOWNEY	8829 LINDELL AVE	90240-2303	6388-001-010	0		2		2 Shortfall of Sites	0.129140488	GC	C2	GC	C2	30			4 Non-Vacant	camper shell sales	Res Overlay Telegraph Rd small
DOWNEY	9126 TELEGRAPH RD	90240-2467	6388-004-001	0		4		3 Shortfall of Sites	0.237380926	NC	C2	NC	C2	30			7 Non-Vacant	older strip uses and parking	Res Overlay Telegraph Rd small
DOWNEY	9020 TELEGRAPH RD	90240-2332	6388-001-007	0		3		3 Shortfall of Sites	0.21627546	GC	C2	GC	C2	30			6 Non-Vacant	small drive thru restaurant	Res Overlay Telegraph Rd small
DOWNEY	9138 TELEGRAPH RD	90240-2467	6388-004-002	0		2		3 Shortfall of Sites	0.180732193	NC	C2	NC	C2	30			5 Non-Vacant	older strip uses and parking	Res Overlay Telegraph Rd small
DOWNEY	LAKEWOOD BLVD	90240	6388-001-003	0		2		2 Shortfall of Sites	0.120049086	GC	C2	GC	C						

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 1
DOWNEY	8810 APOLLO WAY	90242-4028	6256-017-025	0		0	0	Shortfall of Sites	3.818473052	MU	SP	MU	SP	30		0	Non-Vacant	Athletic & Amusement Facilities	SP site Downey Landing
DOWNEY	12106 LAKEWOOD BLVD	90242-2660	6256-004-030	0		0	0	Shortfall of Sites	4.944391758	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	12030 LAKEWOOD BLVD	90242-2661	6256-004-046	0		0	0	Shortfall of Sites	1.146347627	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	12006 LAKEWOOD BLVD	90242-2660	6256-004-052	0		0	0	Shortfall of Sites	3.917106002	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	9001 APOLLO WAY	90242-4030	6256-017-003	0		0	0	Shortfall of Sites	11.58490427	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8901 APOLLO WAY	90242-4031	6256-017-015	0		0	0	Shortfall of Sites	1.446549194	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8900 APOLLO WAY	90242-4030	6256-017-017	0		0	0	Shortfall of Sites	1.468038365	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8990 APOLLO WAY	90242-4030	6256-017-018	0		0	0	Shortfall of Sites	2.242931259	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8830 APOLLO WAY	90242-4028	6256-017-024	0		0	0	Shortfall of Sites	6.416564421	MU	SP	MU	SP	30		0	Non-Vacant	Theaters	SP site Downey Landing
DOWNEY	8830 APOLLO WAY	90242-4028	6256-017-026	0		0	0	Shortfall of Sites	2.441360555	MU	SP	MU	SP	30		0	Non-Vacant	Restaurants, Cocktail Lounges	SP site Downey Landing
DOWNEY	12126 LAKEWOOD BLVD	90242-2660	6256-004-039	0		0	0	Shortfall of Sites	1.349814265	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	9343 IMPERIAL HWY	90242-2812	6256-004-053	0		0	0	Shortfall of Sites	28.52640044	MU	SP	MU	SP	30		0	Non-Vacant	Hospitals	SP site Downey Landing
DOWNEY	12050 LAKEWOOD BLVD	90242-2659	6256-004-912	0		0	0	Shortfall of Sites	14.17897492	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8855 APOLLO WAY	90242-4046	6256-017-001	0		0	0	Shortfall of Sites	4.378161537	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8960 APOLLO WAY	90242-4030	6256-017-004	0		0	0	Shortfall of Sites	3.30139441	MU	SP	MU	SP	30		0	Non-Vacant	Parking Lots (Commercial Use Properties)	SP site Downey Landing
DOWNEY	8960 APOLLO WAY	90242-4030	6256-017-013	0		0	0	Shortfall of Sites	1.877722585	MU	SP	MU	SP	30		0	Non-Vacant	Parking lot	SP site Downey Landing
DOWNEY	12036 LAKEWOOD BLVD	90242-2661	6256-004-045	0		0	0	Shortfall of Sites	1.241263597	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	12136 LAKEWOOD BLVD	90242-2660	6256-004-050	0		0	0	Shortfall of Sites	1.570298939	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8801 APOLLO WAY	90242-4029	6256-017-012	0		0	0	Shortfall of Sites	1.284178837	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8901 APOLLO WAY	90242-4031	6256-017-014	0		0	0	Shortfall of Sites	1.619753248	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	8890 APOLLO WAY	90242-4028	6256-017-019	0		0	0	Shortfall of Sites	1.433663015	MU	SP	MU	SP	30		0	Non-Vacant	Stores	SP site Downey Landing
DOWNEY	8960 APOLLO WAY	90242-4030	6256-017-023	0		0	0	Shortfall of Sites	6.522844135	MU	SP	MU	SP	30		0	Non-Vacant	Commercial with parking areas	SP site Downey Landing
DOWNEY	11136 DOLLISON DR	90241-3100	8019-005-013	92		46	46	Shortfall of Sites	6.142533291	GC	SP	GC	SP	30		184	Non-Vacant	Auto, Recreation EQPT, Construction EQPT, Sales &*	SP site Florence/I-5
DOWNEY	9021 FIRESTONE BLVD	90241-5317	6285-031-062	175		175	524	Shortfall of Sites	0.300228456	GC	SP	GC	SP	30		874	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9041 FIRESTONE BLVD	90241	6285-031-087	0		0	0	Shortfall of Sites	2.092677955	GC	SP	GC	SP	30		0	Non-Vacant	parking lots only	SP site Stonewood
DOWNEY	179 STONEWOOD ST	90241-3904	6285-031-092	0		0	0	Shortfall of Sites	0.294329128	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	206 STONEWOOD ST	90241-3907	6285-031-096	0		0	0	Shortfall of Sites	1.241980761	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	203 STONEWOOD ST	90241-3906	6285-031-097	0		0	0	Shortfall of Sites	1.799330358	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	400 STONEWOOD ST	90241-3900	6285-031-105	0		0	0	Shortfall of Sites	2.179932358	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9253 FIRESTONE BLVD	90241-5320	6285-031-085	0		0	0	Shortfall of Sites	0.923673601	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	147 STONEWOOD ST	90241-3904	6285-031-090	0		0	0	Shortfall of Sites	0.704904572	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9046 STONEWOOD ST	90241	6285-031-091	0		0	0	Shortfall of Sites	0.306677085	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	100 STONEWOOD ST	90241-3905	6285-031-093	0		0	0	Shortfall of Sites	2.289136511	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	136 STONEWOOD ST	90241-3905	6285-031-094	0		0	0	Shortfall of Sites	0.253711239	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9030 CECILIA ST	90241	6285-031-068	0		0	0	Shortfall of Sites	0.306610315	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9245 FIRESTONE BLVD	90241-5320	6285-031-082	0		0	0	Shortfall of Sites	8.413561933	GC	SP	GC	SP	30		0	Non-Vacant	Sears store and parking lot	SP site Stonewood
DOWNEY	103 STONEWOOD ST	90241-3904	6285-031-089	0		0	0	Shortfall of Sites	0.532121926	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9051 STONEWOOD ST	90241	6285-031-098	0		0	0	Shortfall of Sites	0.885963048	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	403 STONEWOOD ST	90241-3919	6285-031-100	0		0	0	Shortfall of Sites	0.948046923	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	306 STONEWOOD ST	90241-3909	6285-031-102	0		0	0	Shortfall of Sites	0.274019168	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9041 FIRESTONE BLVD	90241	6285-031-106	0		0	0	Shortfall of Sites	1.612728283	GC	SP	GC	SP	30		0	Non-Vacant	parking lots only	SP site Stonewood
DOWNEY	300 STONEWOOD ST	90241-3909	6285-031-078	0		0	0	Shortfall of Sites	1.461102353	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	121 STONEWOOD ST	90241-3904	6285-031-095	0		0	0	Shortfall of Sites	0.197762128	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	404 STONEWOOD ST	90241-3900	6285-031-099	0		0	0	Shortfall of Sites	0.521736438	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	274 STONEWOOD ST	90241-3907	6285-031-101	0		0	0	Shortfall of Sites	0.241476726	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9135 FIRESTONE BLVD	90241	6285-031-103	0		0	0	Shortfall of Sites	2.251601607	GC	SP	GC	SP	30		0	Non-Vacant	commercial center (mall)	SP site Stonewood
DOWNEY	9041 FIRESTONE BLVD	90241-5317	6285-031-104	0		0	0	Shortfall of Sites	32.72255257	GC	SP	GC	SP	30		0	Non-Vacant	parking lots only	SP site Stonewood

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

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Downtown Downey Specific Plan (DDSP)	Various (commercial, office, residential, mixed use)
R-1 5000	Single Family Residential
R-1 6000	Single Family Residential, ADU
R-2	Single Family Residential and Duplex (2 units) Residential, ADU