

Compton General Plan 2045 Working Group Meeting #2

December 1, 2022



Agenda

1. Introductions /Introducción
2. Engagement Overview/ Descripción general de participación
3. Housing Element / Elemento di vivienda
4. Affordable Housing/ Vivienda Accessible
5. What is RHNA (Regional Housing Needs Allocation)/ Qué es RHNA (Asignación regional de necesidades de vivienda)
6. Land Use Element Alternatives/ Alternativas a los elementos de uso de la tierra
7. Next Steps/ Próximos pasos



Introductions/ Introducciones

Introductions/ Introducción

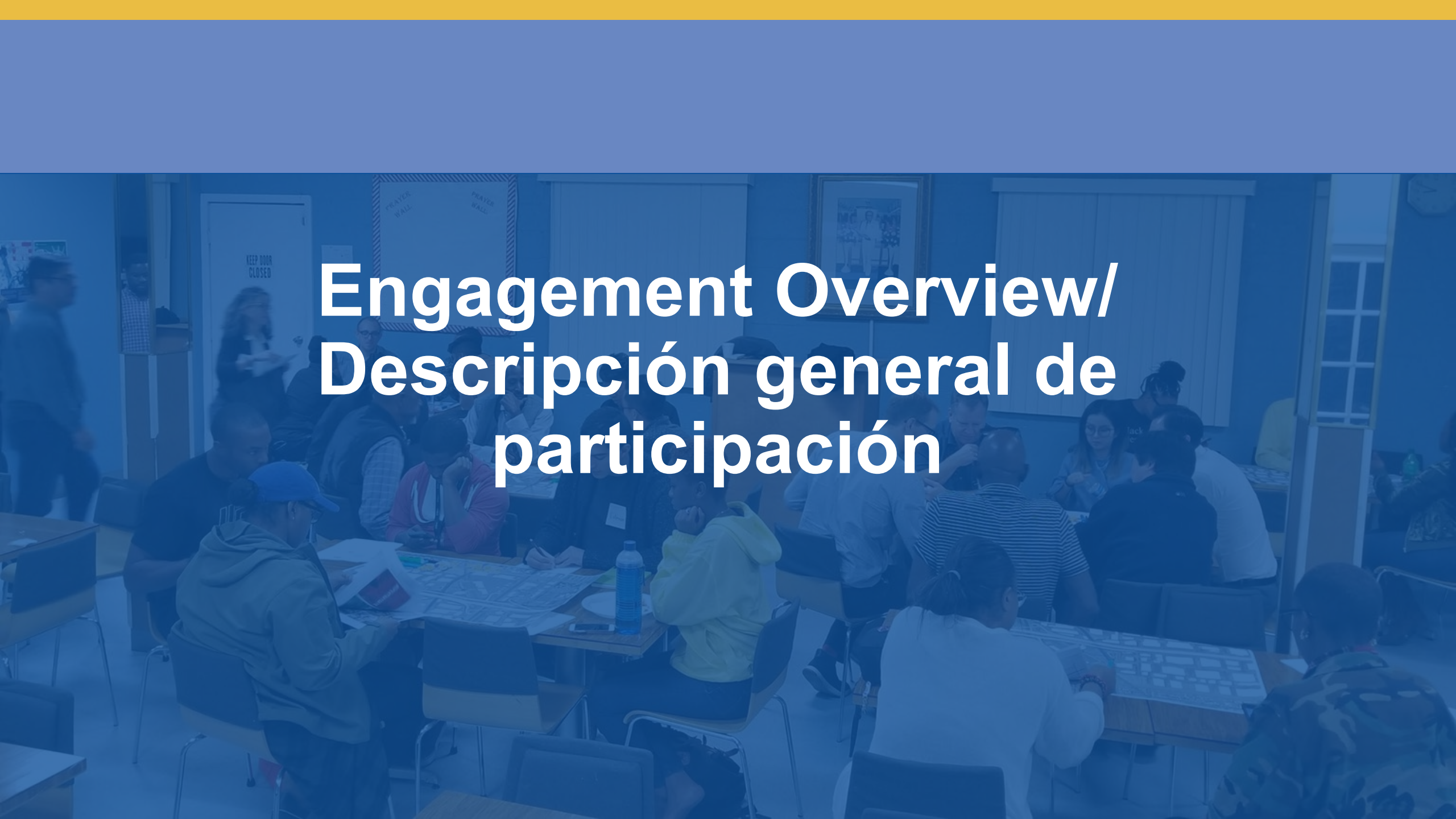
City of Compton

Robert Delgadillo, Senior Planner

MIG

Jose M. Rodriguez, Project Manager

Melissa Rodriguez, Community Engagement



Engagement Overview/ Descripción general de participación

Engagement/ Participación

- Working Group Meetings / Reuniones de Grupo
 - Meeting #1 (September 15): General Plan Introduction
 - Meeting #2 (December 1): Housing and Land Use Context
 - Meeting #3 (December 15): Land Use Alternatives
- Focus Groups (Summary Coming Soon)/ Grupos focales (resumen próximamente)
- General Plan Website (Live Now)/ Sitio web del Plan General (En Vivo)
- Community Survey (Available Now)/ Encuesta comunitaria (Disponible ahora)
- Christmas Parade Booth (December 10)/ Desfile de Navidad – Park names/walking parade

Engagement

- Community Workshop (January 12, 2023) / Taller comunitario (12 de enero de 2023)
- Street Team (Passing out flyers and surveys)/ Equipo de calle (Repartiendo volantes y encuestas)/
 - Grocery Stores/ Supermercados
 - Senior Activities/ Actividades para personas mayores
 - Places of worship/ Lugares de culto
 - Farmers Market at Compton College/ Mercado de agricultores en Compton College

General Plan Website/ Sitio web del Plan General



www.Compton2045.org

Community Survey/ Encuesta Comunitaria

Vision for Compton Survey: Share Your Ideas
Encuesta de su Visión para Compton: Comparta Sus Ideas

Ideas for Future Success
Ideas Para un Futuro Exitoso

1. What key issues should the City address over the next 20 years? Please select your top five (5).
¿En cuales asuntos se debería de enfocar la ciudad en los próximos 20 años? Por favor, seleccione sus cinco (5) prioridades.

- ☐ Provide basic services such as clean streets and sidewalks, drivable streets, flat safe sidewalks, street signs, working streetlights and street landscaping
Proporcionar servicios básicos como calles y aceras limpias, calles transitables, aceras planas y seguras, letreros de calles, farolas en funcionamiento y paisajismo de calles
- ☐ Expand recreation and community programs
Expandir los programas recreativos y comunitarios
- ☐ Maintain and improve streets, sidewalks, and trails along Compton Creek
Mantener y mejorar las calles, aceras y senderos a lo largo de Compton Creek
- ☐ Address loitering in public places or in front of businesses
Enfrentar el merodeo en lugares públicos o enfrente de negocios
- ☐ Address street takeovers and unsafe intersections
Enfrentar carreras en las calles e intersecciones inseguras
- ☐ Reduce crime and improve public safety (safe places for families to go)
Reducir el crimen y mejorar la seguridad pública (lugares seguros para familias)





Housing Element/ Elemento de vivienda

What Topics Are We Covering Today?

¿Qué temas estamos cubriendo hoy?



Land Use,



Housing



Mobility



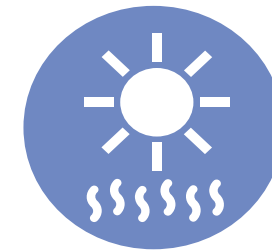
**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

What is a Housing Element?

¿Qué es un Elemento de Vivienda?

- **Updated every eight years**
 - **Required to be reviewed** by California Housing and Community Development Department (HCD)
 - **Adoption deadline:** October 2021
- **Actualizado cada ocho años**
 - **Repaso requerido** por el Departamento de Vivienda y Desarrollo Comunitario del estado de California (HCD)
 - **Fecha de aprobación:** Octubre de 2021

Legislative Intent

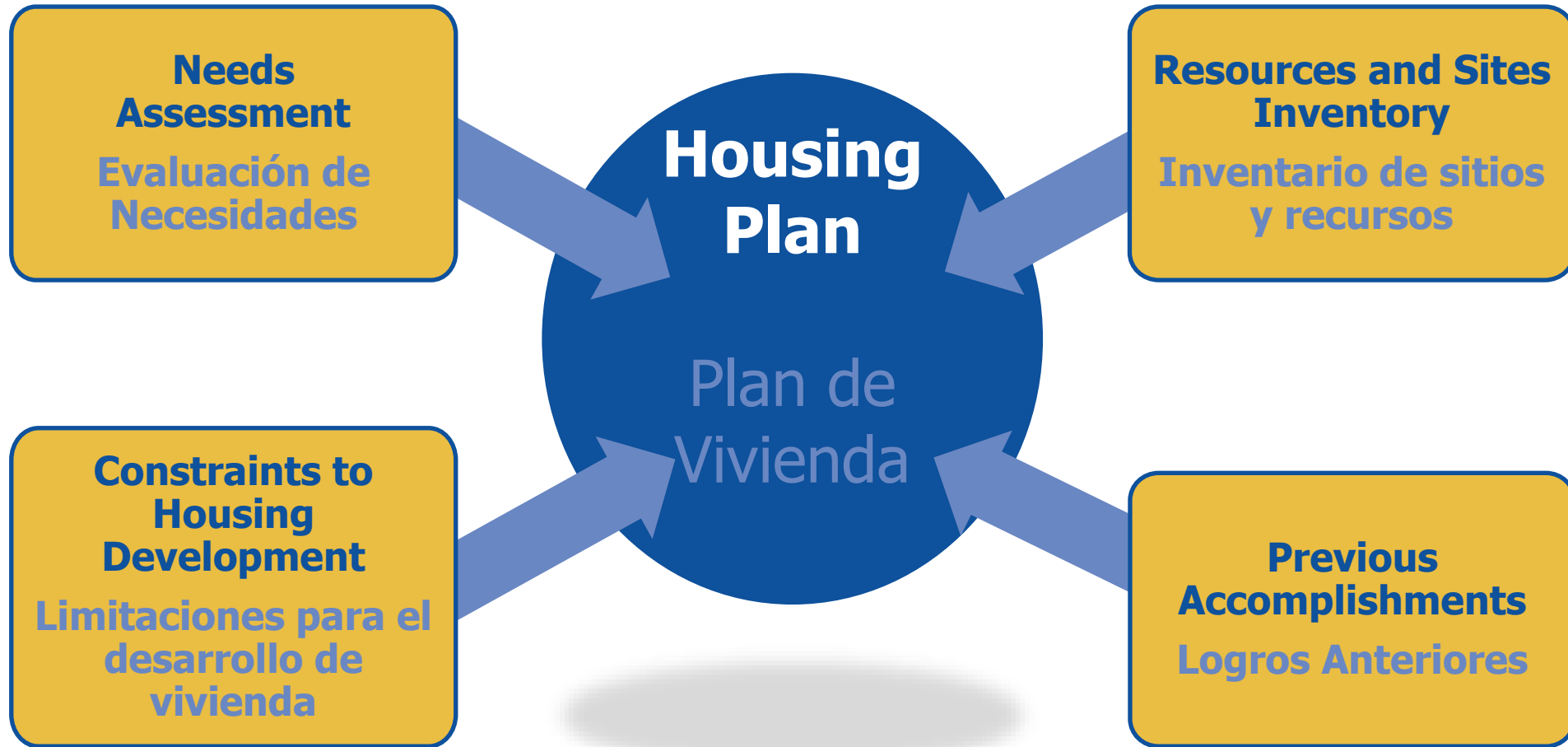
Intención Legislativa

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

“La disponibilidad de vivienda es de **vital importancia en todo el estado** ...[y] los gobiernos locales y estatales tienen la responsabilidad de... **ayudar a mejorar y desarrollar viviendas** para satisfacer las necesidades de vivienda **de todos los segmentos económicos** de la comunidad. ”

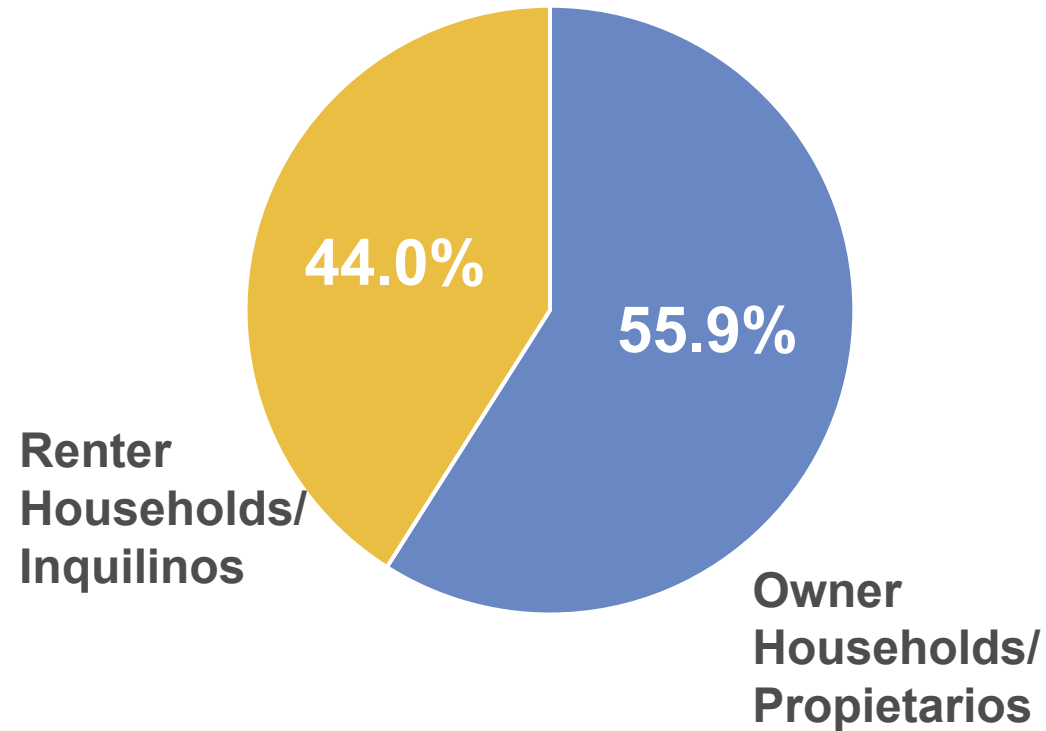
What is in a Housing Element?

¿Qué Hay en un Elemento de Vivienda?



Tenure in Compton

Ocupación de Viviendas



**Renter
Households/
Inquilinos**

**Owner
Households/
Proprietarios**

Source: US Census Bureau ACS 2020 5-year Estimates

A group of diverse people are gathered in a community center, sitting at several tables. They are looking at large maps or documents spread out on the tables, suggesting a community meeting or a planning session. The room has blue walls, a white door with a 'KEEP DOOR CLOSED' sign, and a 'PRAYER WALL' sign. A framed picture hangs on the wall. The overall atmosphere is one of community engagement and collaboration.

Affordable Housing: What is it?

¿QUÉ ES UNA VIVIENDA AL ALCANCE
ECONÓMICO?

What is Affordable Housing?

¿Qué es una Vivienda al Alcance Económico?

- **Affordable housing:** A household pays no more than 30% of its annual income on housing
- **Cost burden:** When monthly housing costs (including utilities) exceed 30% of monthly income
- **La vivienda al alcance económico:** Un hogar paga menos del 30% de sus ingresos en vivienda
- **Carga económica:** Cuando los costos de vivienda mensuales (incluyendo utilidades) exceden el 30% del salario mensual

Income Limits for Los Angeles County

Límites de Ingresos – Condado de Los Ángeles

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate (81-120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Area Median Income (AMI)	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400

Affordable housing = 30% of household income

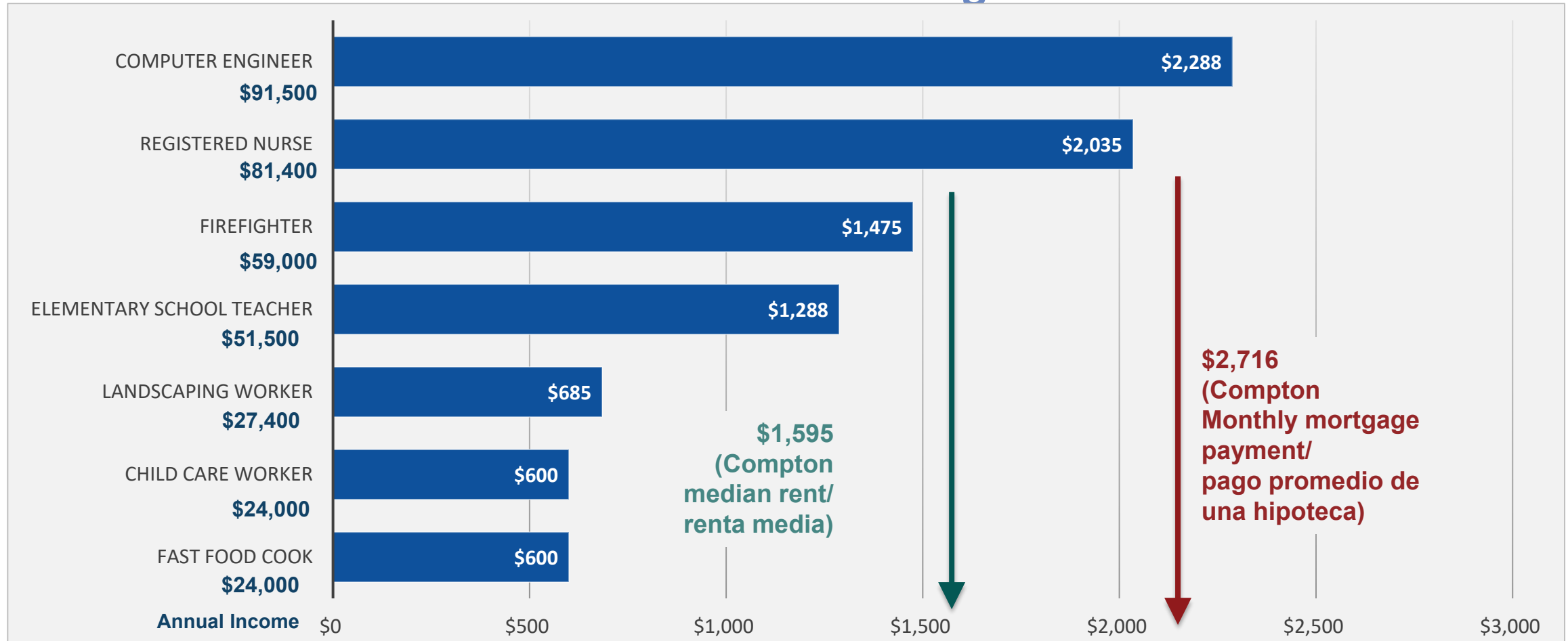
Example: $\$91,100 \times 30\% = \$27,330/12 \text{ months} \rightarrow \$2,278 \text{ per month}$

AMI = Area Median Income

Los Angeles County AMI = \$91,100 (family of 4)

Housing Cost vs. Income

Costo de Vivienda vs. Ingresos



*For a median priced home; Source: Zillow.com mortgage data; Rent Jungle rent trend data November 2022.

A group of diverse people are gathered in a community center, sitting at long tables and working on various projects. Some are looking at maps, others at documents. The room has blue walls, a white door with a 'KEEP DOOR CLOSED' sign, and a 'PRAYER WALL' sign. A framed picture hangs on the wall. The scene is overlaid with a blue tint.

What is the RHNA?

¿QUÉ ES LA RHNA?

What is the RHNA?

¿Qué es la RHNA?

Regional Housing Needs Assessment:

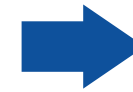
(Asignación Regional de Necesidades de Vivienda)



HCD determines
RHNAs for each
Council of
Governments



RHNA for
SCAG region:
1,341,827
housing units



RHNA for Compton:
1,004 housing units

RHNA by Income Group

RHNA por Grupo de Ingresos

Income Group	% of AMI	Annual Income Range	Compton 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	235	23%
Low	51-80%	\$38,651 - \$61,840	121	12%
Moderate	81-120%	\$61,841 - \$92,760	131	13%
Above Moderate	120% +	\$92,760 +	517	51%
Total			1,004	100%

Goals for accommodating new housing need through
comprehensive land use policies and planning (zoning)
(not a construction obligation)

How Do We Assign Affordability?

¿Cómo Asignamos el Costo de la Vivienda?

Density = Affordability Densidad = Asequibilidad

Higher Incomes
Ingresos Más Altos

Moderate Incomes
Ingresos Moderados

Lower Incomes
Ingresos Más Bajos



Large Single-Family
Casa Unifamiliar Grande



Small Single-Family
Casa Unifamiliar Chica



Duplex/Triplex



Accessory Dwelling - ADU
Unidad de Vivienda Accesorio -
ADU



Multifamily Housing
Vivienda Multifamiliar

Meeting the RHNA

Cumpliendo con la RHNA

- **Approved housing projects**
 - **Projects in the development process**
 - **Potential sites for new housing**
 - Vacant lots
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)
- **Proyectos residenciales**
 - **Proyectos en proceso de aplicación**
 - **Sitios potenciales**
 - Lotes vacíos
 - Lotes subutilizados
 - Unidad de vivienda accesoria (ADUs, apartamentos tipo “granny”)



1

Increase Affordable Housing Supply

Require affordable housing units as a percentage of new large residential projects.



2

Accessory Dwelling Units

Actively encourage the development of accessory dwelling units.



3

Housing Assistance

Housing assistance programs for first time homeowners.



4

Homeless Services

Provide more services for homeless population and those at-risk of becoming homeless.



5

Supportive Housing Services

Supportive services to help people with chronic physical and mental health issues maintain stable housing and receive health care.



6

Equal Access to Housing

Address housing discrimination issues.



Expanding Affordable Housing and Housing Services

Ampliación de servicios y viviendas asequibles

Choose your top strategy for expanding housing and services.
Elija su mejor estrategia para expandir viviendas y servicios.

A photograph of a community meeting or workshop. Several groups of people are seated at long tables, looking at and discussing large maps or documents spread out on the tables. The room has blue walls, a white door with a 'KEEP DOOR CLOSED' sign, and two 'PRAYER WALL' signs. A framed picture hangs on the wall. The entire image is overlaid with a semi-transparent blue filter.

Residential Density

Measuring Residential Density/ Medición de la densidad residencial



 Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

What does density look like?

Ejemplos de Densidad



20

units per acre
unidades por
acre



30

units per acre
unidades por
acre



40

units per acre
unidades por
acre



60

units per acre
unidades por acre

Mixed Use

Edificio de Uso Mixto



Bellflower, Alondra Boulevard



Long Beach, Long Beach Boulevard

RESIDENTIAL DENSITY



The Groves - Bayberry

- Whittier Boulevard
- Townhomes
- 192 residential units
- 18 du/ac

RESIDENTIAL DENSITY



Downey Collection

- Downey, CA
- Townhomes
- 46 residential units
- 18 du/ac

RESIDENTIAL DENSITY



Amesbury

- Whittier Boulevard
- Townhomes
- 24 du/ac

RESIDENTIAL DENSITY



Compton General Plan 2040 | 60

The Residence at Escaya

- Chula Vista, CA
- Walk-Up - Apartments
- 272 residential units
- 30 du/ac



RESIDENTIAL DENSITY



Compton General Plan 2045 | 34

Salerno

- Irvine, CA
- Medium Multiplex – Affordable Housing
- 80 residential units
- 32 du/ac



RESIDENTIAL DENSITY



Whittier Park Place Apartments

- Whittier Boulevard
- 3-Story Podium Apartments
- 50 residential units
- 39 du/ac



RESIDENTIAL DENSITY



Catalina Apartments

- Whittier Boulevard
- 3-Story Partial Wrap Apartments
- 76 residential units
- 40 du/ac



RESIDENTIAL DENSITY



Alhambra

- Alhambra, CA
- Townhomes and Podium Flats - Mixed Use
- 88 residential units
- 41 du/ac

RESIDENTIAL DENSITY



Jefferson Square

- Los Angeles, CA
- Medium Multiplex – Mixed Use
- 40 residential units
- 55 du/ac

RESIDENTIAL DENSITY



Ascent

- San Jose, CA
- Medium Multiplex – Apartments
- 60 du/ac



RESIDENTIAL DENSITY



Baker Block

- Santa Ana, CA
- Medium Multiplex – Apartments
- 273 residential units
- 60 du/ac

RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



The Residence at Escaya

- Chula Vista, CA
- Walk-Up – Apartments (Apartamentos)
- 272 residential units
- 30 du/ac

RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Compton General Plan 2045 | 42

Salerno

- Irvine, CA
- Medium Multiplex (Multiplex mediano) – Affordable Housing (vivienda accesible)
- 80 residential units
- 32 du/ac



RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Whittier Park Place Apartments

- Whittier Boulevard
- 3-Story Podium Apartments
(Apartamentos de tres niveles)
- 50 residential units
- 39 du/ac



RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Catalina Apartments

- Whittier Boulevard
- 3-Story Partial Wrap Apartments (Apartamentos de tres niveles con envoltura parcial)
- 76 residential units
- 40 du/ac



RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Alhambra

- Alhambra, CA
- Townhomes and Podium
(Casas adosadas y podio)
Flats - Mixed Use (Uso mixto)
- 88 residential units
- 41 du/ac

RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Jefferson Square

- Los Angeles, CA
- Medium Multiplex – Mixed Use (Multiplex mediano mezclado)
- 40 residential units
- 55 du/ac

RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Ascent

- San Jose, CA
- Medium Multiplex – Apartments (Apartamentos multiplex medianos)
- 60 du/ac

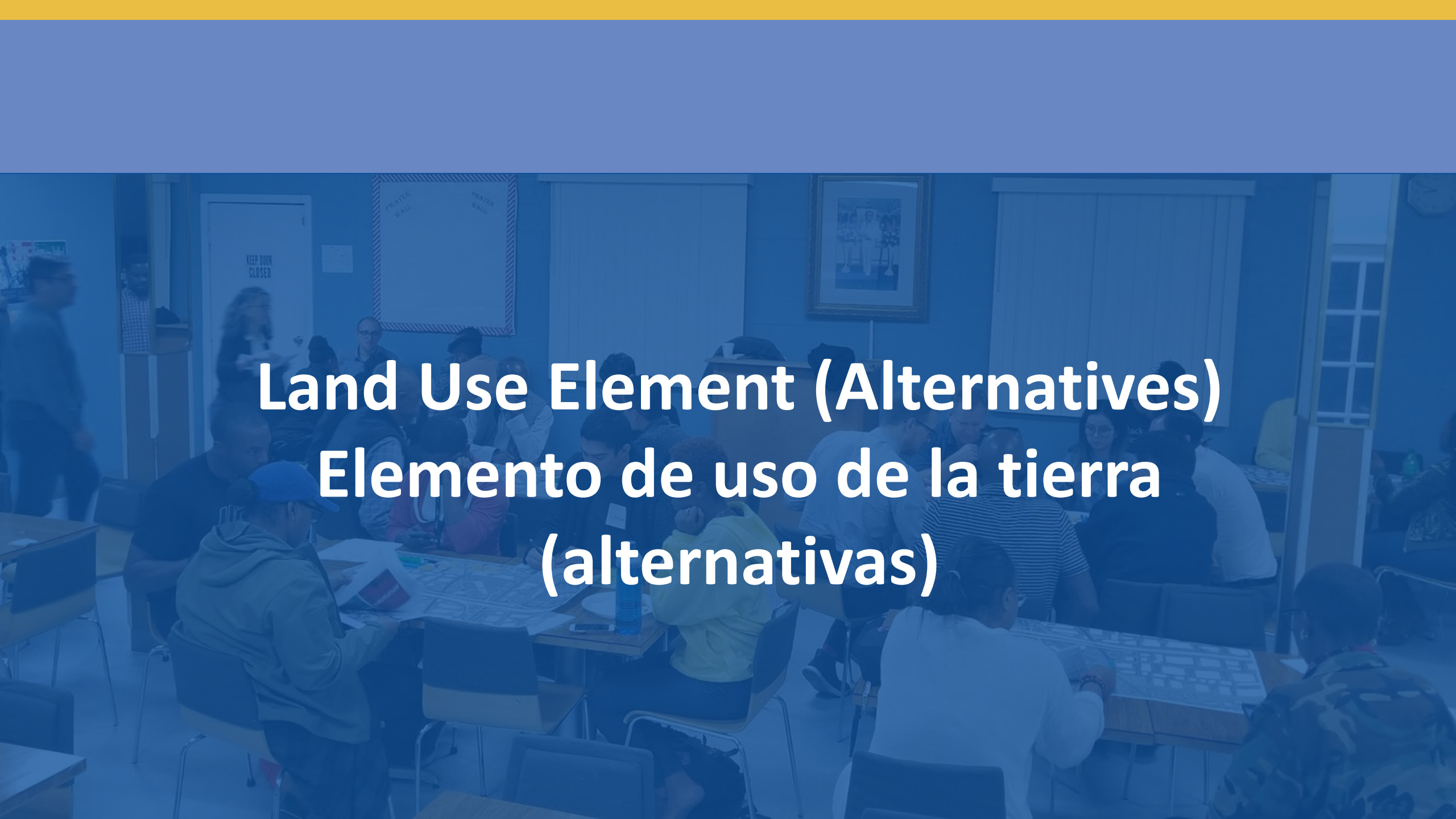


RESIDENTIAL DENSITY/ DENSIDAD RESIDENCIAL



Baker Block

- Santa Ana, CA
- Medium Multiplex – Apartments (Apartamentos multiplex medianos)
- 273 residential units
- 60 du/ac

A photograph of a community meeting or public hearing. Several people are seated at long tables, looking at large maps or documents spread out on the tables. The room has blue walls, a door with a 'KEEP DOOR CLOSED' sign, and a 'PRAYER WALL' sign. A framed picture hangs on the wall. The image is overlaid with a semi-transparent blue filter.

Land Use Element (Alternatives) Elemento de uso de la tierra (alternativas)

Existing General Plan Land Use

Existente Plan General Uso de la Tierra

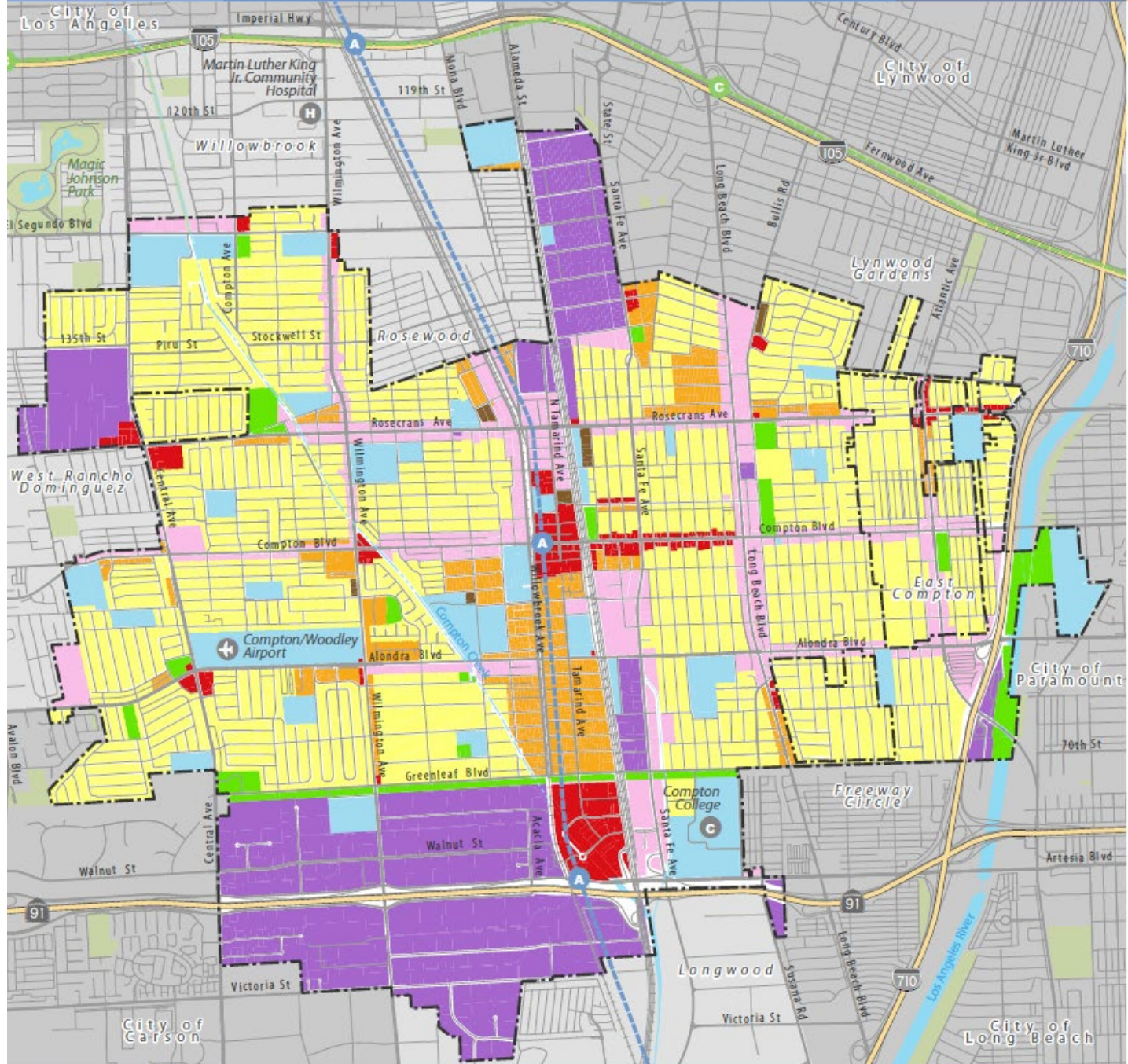


Figure 1
EXISTING GENERAL PLAN

- Existing Land Use Designations**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - General Commercial
 - Mixed Use
 - Industrial
 - Public/Quasi-Public
 - Open Space/Parks
- Base Map Features**
- City Boundary
 - Sphere of Influence Boundary
 - Freeways
 - Streets
 - Railroads
 - Metro A Line (Blue)
 - Metro C Line (Green)
 - Creeks and Channels
 - Waterbodies
 - Parks/Open Space

Existing General Plan/ Plan General Existente

Existing Land Use Designations

	Low Density Residential (0 to 8.0 du/ac)
	Medium Density Residential (8.1 to 17.0 du/ac)
	High Density Residential (17.1 to 34.0 du/ac)
	General Commercial
	Mixed Use (34.0 du/ac)
	Industrial
	Public/Quasi-Public
	Open Space/Parks

Community Benefits Program/ Programa de Beneficios Comunitarios

Allow for increase in density in exchange for community benefit

Permitir un aumento de la densidad a cambio del beneficio de la comunidad

- Affordable Housing (Vivienda asequible)
- Unit Mix/ Mezcla de unidades (more 2- and 3-bedroom units)
- Public Open Space and Park Facilities/Espacio público abierto e instalaciones del parque
- Community Facilities/ Instalaciones comunitarias

Corridors

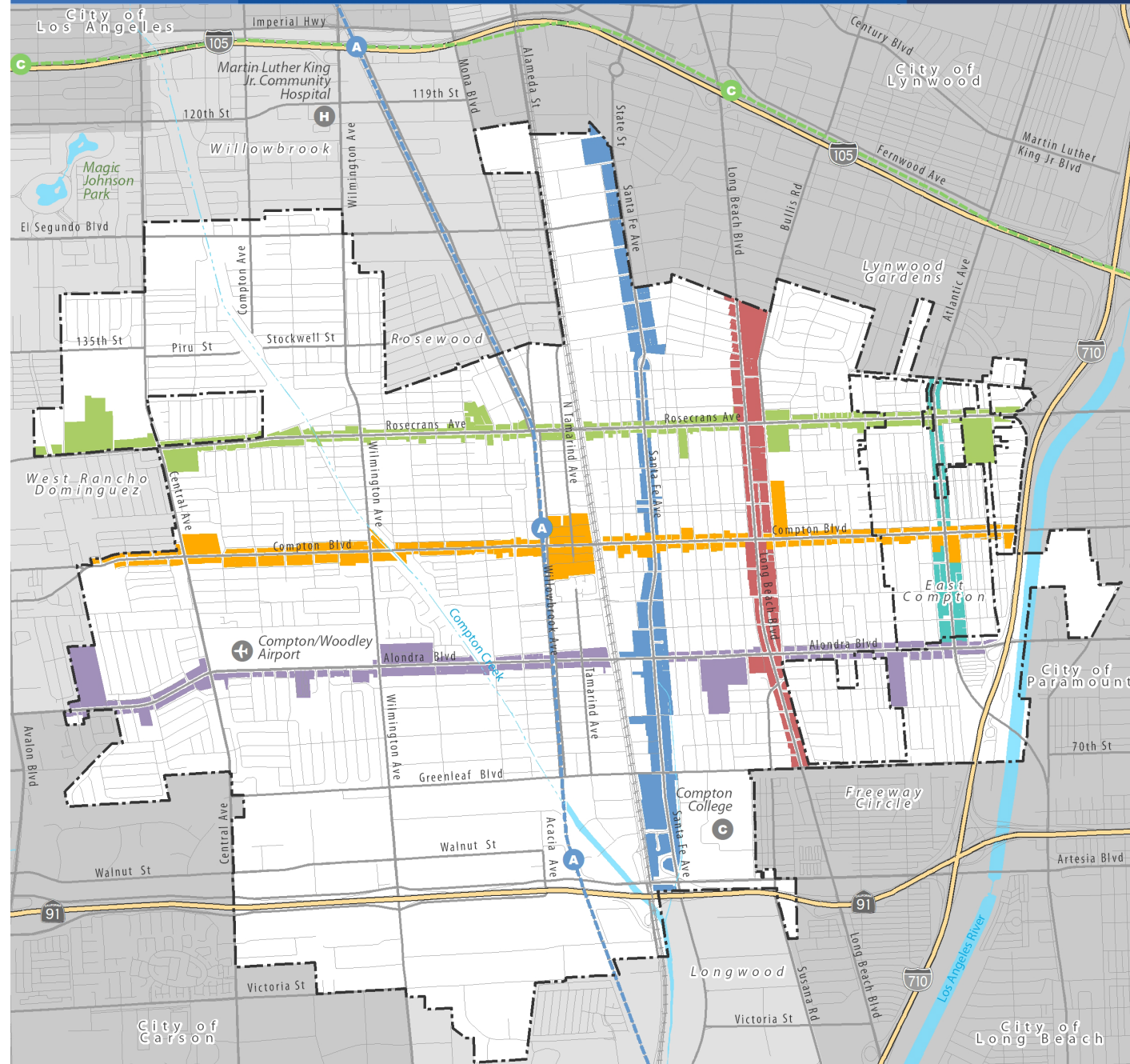


Figure 2
Corridors

Existing Land Use (2022)

- Alondra
- Atlantic
- Compton
- Long Beach
- Rosecrans
- Santa Fe

Base Map Features

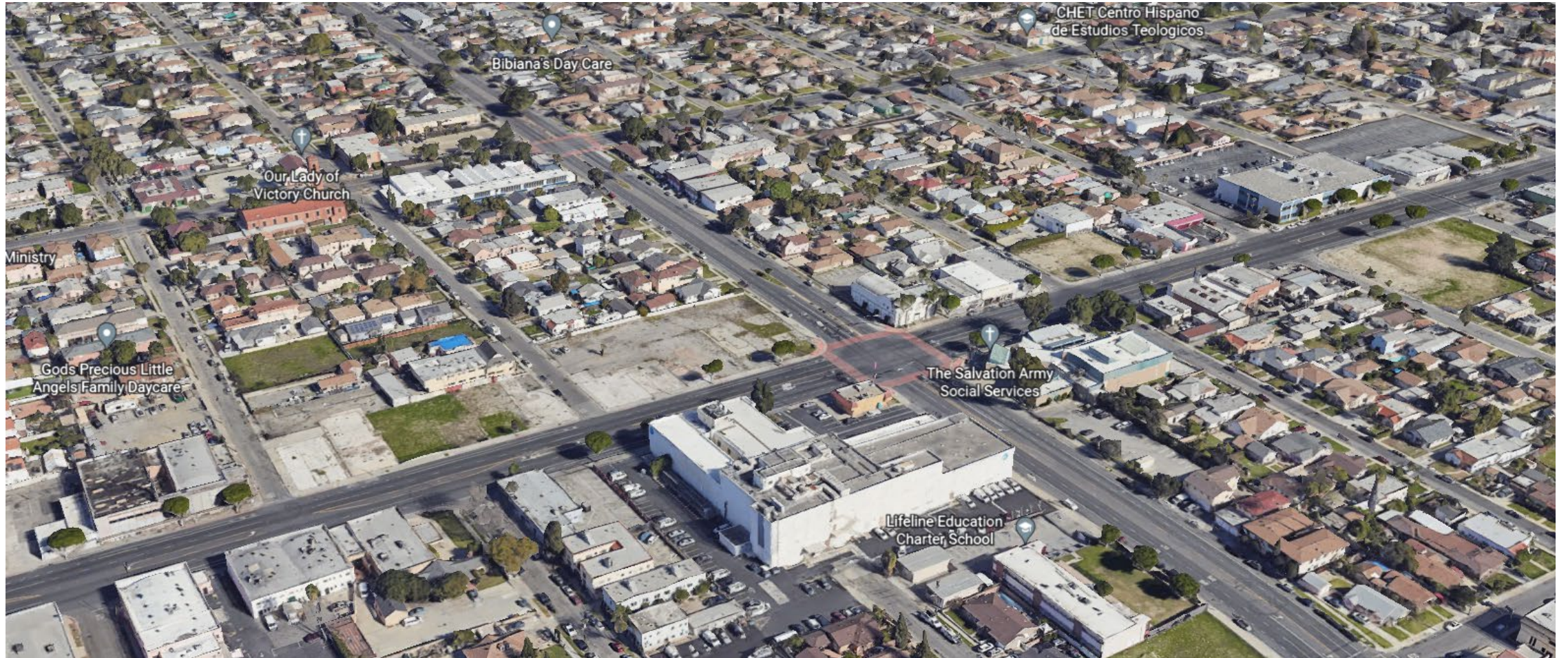
- City Boundary
- Sphere of Influence Boundary
- Freeways
- Railroads
- Metro A Line (Blue)
- Metro C Line (Green)
- Creeks and Channels

Data Source: UrbanFootprint, 2022.

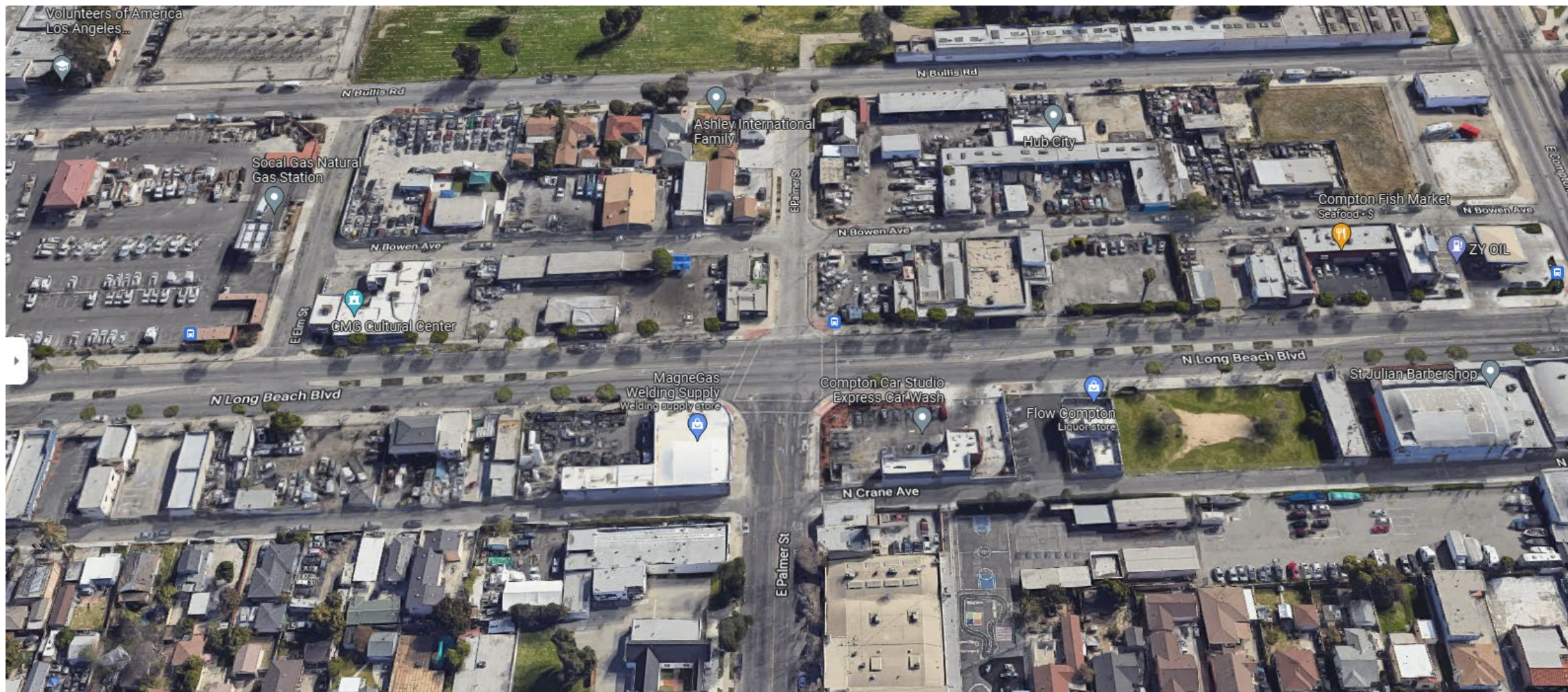
Map Date: July 2022



Compton Boulevard



Long Beach Boulevard

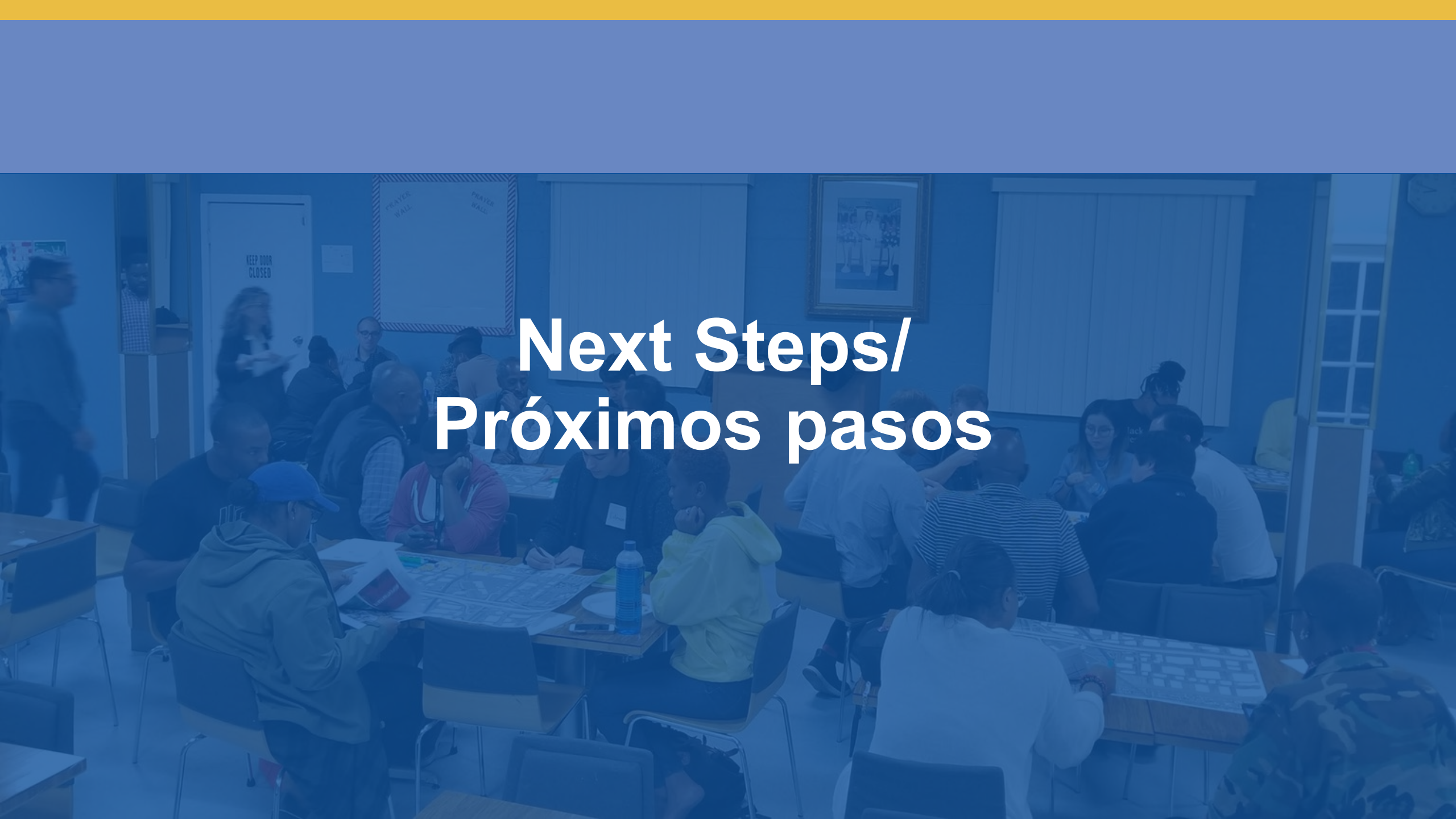


Rosecrans Avenue



Alondra Boulevard





Next Steps/ Próximos pasos

General Plan Schedule

Summer/Winter 2022

Compton Today:
Constraints and
Opportunities

- Background Reports
- Housing Opportunities
- Vision/Guiding Principles

Winter 2023

Exploring Options
for Compton's
Future

- Identify areas for potential change
- Land Use/Transportation Options
- Housing Element

Spring/Summer 2023

Preparing a Plan
for Compton 2045

- Draft General Plan
- Draft Environmental Impact Report
- Public Review of Documents

Fall/Winter 2023/24

Adopting Compton
General Plan 2045

- Planning Commission and City Council Adoption Hearings
- Final Documents

Horario del Plan General

Verano/Invierno 2022

Compton Ahora:
Limitaciones y
oportunidades

- Informes de antecedentes
- Oportunidades de Vivienda
- Visión/Principios rectores

Invierno 2023

Explorando
opciones para el
futuro de Compton

- Identificar áreas de cambio potencial
- Uso de la tierra / Opciones de transporte
- Elemento de Vivienda

Primavera/Verano 2023

Preparación de un
plan para Compton
2045

- Draft General Plan
- Proyecto de Informe de Impacto Ambiental
- Revisión pública de documentos

Otoño/Invierno 2023/24

Adopción del Plan
General Compton
2045

- Audiencias de adopción de la Comisión de Planificación y el Concejo Municipal
- Documentos finales

Housing Element and Land Use Meetings/ Reuniones sobre Elementos de Vivienda y uso de la tierra

- Christmas Parade Booth/ Desfile de Navidad (December 10, 2022)
- Working Group: Land Use Alternatives/ Junta Sobre Uso de la tierra (December 15, 2022)
- Community Workshop: Land Use Alternatives Taller Comunitario: Alternativas de Uso de la Tierra (January 12, 2023)
- Working Group - Review Draft Housing Element/ Junta para revisar el borrador del elemento de vivienda (February/March 2023)
- City Council/Planning Commission Study Session/ Sesión de Estudio del Concejo Municipal/Comisión de Planificación (March 2023)
- Housing Element due to the State (Housing Community Development)/ Elemento de vivienda debido al Estado (Desarrollo Comunitario de Vivienda)



Compton General Plan 2045 Working Group Meeting #2

December 1, 2022

