



CITY OF WHITTIER

2015-2020 Consolidated Plan and
Fiscal Year 15-16 Annual Action Plan

DRAFT - APRIL 24, 2015

Table of Contents

Executive Summary	3
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
The Process.....	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	9
PR-15 Citizen Participation	12
Needs Assessment	15
NA-05 Overview	15
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	16
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	26
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	30
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	34
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	35
NA-35 Public Housing – 91.205(b).....	37
NA-40 Homeless Needs Assessment – 91.205(c).....	41
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	45
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	51
Housing Market Analysis	52
MA-05 Overview	52
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	54
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	57
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	59
MA-25 Public and Assisted Housing – 91.210(b).....	61
MA-30 Homeless Facilities and Services – 91.210(c)	63
MA-35 Special Needs Facilities and Services – 91.210(d)	67
MA-40 Barriers to Affordable Housing – 91.210(e).....	71
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	72

MA-50 Needs and Market Analysis Discussion	79
Strategic Plan	81
SP-05 Overview	81
SP-10 Geographic Priorities – 91.215 (a)(1)	82
SP-25 Priority Needs - 91.215(a)(2)	84
SP-30 Influence of Market Conditions – 91.215 (b)	85
SP-45 Goals Summary – 91.215(a)(4)	90
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	92
SP-55 Barriers to affordable housing – 91.215(h)	93
SP-60 Homelessness Strategy – 91.215(d)	95
SP-65 Lead based paint Hazards – 91.215(i)	98
SP-70 Anti-Poverty Strategy – 91.215(j)	99
SP-80 Monitoring – 91.230.....	101
Expected Resources	104
AP-15 Expected Resources – 91.220(c)(1,2)	104
Annual Goals and Objectives	105
Projects.....	107
AP-35 Projects – 91.220(d).....	107
AP-38 Project Summary	109
AP-50 Geographic Distribution – 91.220(f)	110
Affordable Housing	111
AP-55 Affordable Housing – 91.220(g)	111
AP-60 Public Housing – 91.220(h)	112
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	113
AP-75 Barriers to affordable housing – 91.220(j).....	115
AP-85 Other Actions – 91.220(k).....	116
Program Specific Requirements	120

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of Whittier (the “City”) qualifies as a Community Development Block Grant (CDBG) and HOME Investment Partnerships Program entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of Whittier that identifies and prioritizes the future use of the City’s CDBG funds. The 2015-2020 ConPlan covers the timeframe from July 1, 2015 to June 30, 2020. Based on review of data; consultation with City staff and community stakeholders; and meeting with residents, Whittier has several priority housing and community needs it plans to address over the next five years:

- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, households with a cost burden, homeless);
- Public Infrastructure and Capital Improvements within qualified census tracts;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City;
- Programs that promote fair housing, especially targeting extremely low- and low-income households, and;
- Services for the Homeless and Homeless Prevention

It is the mission of the City to use resources to assist with encouraging a high quality built environment, flourishing business environment and the provision of safe, affordable housing. In short, the City will do all it can to maintain Whittier as a community its residents are proud to call “home”.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Whittier's citizens. The main housing problems looked at are: (a) cost-burdened

households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the city in setting evidence-based priorities for the CDBG and HOME programs. Based on the ConPlan's Needs Assessment, the City identified the following objectives and outcomes over the next 5 years:

DH-2 – Affordability for the Purpose of Creating Decent Housing

- CDBG Housing – Minor Home Repair Grant Program
- CDBG Housing – Home Modification Grant Program
- CDBG Housing – Home Improvement Grant Program
- CDBG Housing – Housing Rehabilitation Loan Program
- HOME Housing – Home Rehabilitation Loan Program
- HOME Housing – Acquisition/Rehabilitation – Ownership Housing and/or New Development
- HOME Housing – CHDO Allocation

DH-3 Improve Sustainability for the Purpose of Creating Decent Housing

- CDBG – Lead Based Paint Testing

SL-1 Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment

- CDBG – Fair Housing Services
- CDBG – Public Services
- CDBG – Code Enforcement

SL-3 Improve Sustainability for the Purpose of Creating a Suitable Living Environment

- CDBG – Graffiti Removal
- CDBG – Public Infrastructure Improvements
- CDBG – Public Facility Improvements

The City's objectives and outcomes are based on the availability of \$678,001 in CDBG and \$234,792 in HOME funding allocation estimated per year over the 5-year ConPlan period. The figures proposed for each project are estimates based on the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Whittier's management of CDBG & HOME program funds, the City's compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated

its performance during the last ConPlan period (2010-2015) in order to set goals and strategies for this ConPlan. Among the City's accomplishments include:

- Substandard housing improved by grants and loans
- Processing of code enforcement violation cases
- Supportive/homeless prevention services, emergency shelter and transitional housing
- Public services that assisted youth, seniors and lower income households
- Improvements to public facilities and infrastructure
- Processing of housing discrimination cases

4. Summary of citizen participation process and consultation process

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through a community meeting, surveys, public hearing, and individual consultations. Stakeholders who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in a community meeting held at Whittier City Hall's Council Chambers. The Community meeting was held on April 16, 2015 at 6:30 pm.

The public hearing was held on May 26, 2015. At this hearing, members of the public were asked to provide comments on the draft ConPlan and the City Council was asked to approve the required Entitlement Community documents before submission to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from April 25, 2015 to May 26, 2015. Copies of the ConPlan were available to the public at City Hall, the Whittier Branch Library, as well as on the City's website.

5. Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary. Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. The following is a summary of public comments during the community meeting held on April 16, 2015:

- TBD

The following is a summary of public comments during the two public hearings:

- TBD

During the preparation of the Consolidated Plan, a Housing and Community Development Survey was administered to assist the City in programming the use of future funding. An electronic version of the survey was sent to more than 100 community stakeholders. A total 47 of respondents participated in the survey.

The survey was designed to obtain input from the community as to the housing, economic and community development needs of lower income residents and neighborhoods within the City. Based on seven broad “Needs” categories (i.e. Public Service), survey takers were asked to prioritize 31 specific objectives (i.e. Senior Services) that they felt would best address the relevant need. The following is a summary of the survey’s results:

Needs Category	Highest Priority Based on Percentage (%)
Housing Needs:	52% of survey takers considered Energy Efficiency as a priority
Infrastructure Needs	59% Side Walk Improvement
Neighborhood Services Needs	71% Graffiti Removal
Community Services	67% Youth Activities
Economic Development	53% Façade/Storefront Building Improvements
Public Facilities	56% Parks & Recreation Facilities
Needs for Special Populations (i.e. The elderly, persons with disabilities, large families etc.)	47% Domestic Violence Services and Counseling

The City also consulted with public and private departments and agencies, and social service and non-profit organizations to understand the community’s needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Whittier specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, and persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted as well.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The City of Whittier has undertaken diligent and good faith efforts in outreaching to all segments of the community. In preparing the ConPlan, the City utilized several methods to analyze the housing and community development needs of Whittier. Methods included hosting a stakeholders meeting, surveying community residents and stakeholders, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted a community meeting and hearing and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of the meetings was to inform the community about the ConPlan process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop

and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) data sets. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their plans.

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WHITTIER	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Whittier Community Development Department is the lead agency for overseeing the development of the Consolidate Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration. The Department also administers the City's Housing Division.

Consolidated Plan Public Contact Information

Ben Pongetti
Development Project Manager
City of Whittier
13230 Penn Street
Whittier, CA 90602
P:562-567-9320
F:562-567-2872
bpongetti@cityofwhittier.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City has developed an inventory of public and private housing, health and social services agencies. During Program Year 15-16, the City will assemble the inventory as a directory of services and maintain a point of contact for each agency. Additionally, the City will obtain the agency-specific goals for activities funded with HUD dollars in the 5-Year Consolidated Plan and 1-Year Action Plans and maintain these plans in a resource binder to facilitate coordination in future program years. An example of this effort is coordinating with the Los Angeles County Area Agency on Aging in part through a review of its *2009-2012 Area Plan – Moving Forward to Save Lives*. Another example is the City's close coordination with Whittier Area First Day Coalition, a local homeless services provider and social services referral center located on Whittier Boulevard.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City Whittier is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. The City participates in the bi-annual homeless count and periodically reviews the continuum of care homeless system to assist in eradicating homelessness within the City.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funding. However, the City monitors and reviews with the continuum of care homeless system. The City supports the network of homeless service providers existing in and outside of Whittier.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

A complete list of agencies, groups, organizations and others who participated in the process either through community and public hearings; review / reference of relevant planning documents; community survey; and or personal consultation is attached to this ConPlan. The following sections of the ConPlan was enhanced as a result of their participation:

- Housing Need Assessment
- Public Housing Needs
- Homelessness Strategy
- Homeless Needs – Chronically
- Homeless
- Homeless Needs - Families with children
- Homelessness Needs – Veterans
- Homelessness Needs - Unaccompanied youth
- Non-Homeless Special Needs
- Market Analysis

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Whittier's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of Whittier	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 2 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan. The Southern California Area Government (SCAG) is an example of this effort, and as referenced in the Needs and Housing Market sections of this plan. The City also works with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City also works with adjacent Cities on CDBG and housing matters of significance to all communities.

DRAFT

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Whittier published all public meetings and ConPlan summaries in the Whittier Daily News as well as the City's website for public review and comment. The summary described the contents and purpose of the ConPlan and listed the locations where copies of the entire plan could be examined. Upon completion of the draft ConPlan, it was available for public review and comment for 30 days. Copies of the ConPlan were available to the public at City Hall and the Whittier Central Library.

As stated earlier, a community meeting and a public hearing during the development of the plan. Citizens and other stakeholders who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Citizens and other stakeholders were given the opportunity to provide City staff with their input on the prioritization of community needs.

The 30-day review period ended on May 26th, 2015. During the 30-day public review period the City received the following written and oral comments on the Draft Consolidated Plan and Annual Action:

TBD

The following comments were made at the Public hearing:

TBD

During the preparation of the Consolidated Plan, a Housing and Community Development Survey was administered to assist the City in programming the use of future funding. An electronic version of the survey was sent to more than 100 community stakeholders. A total 47 of respondents participated in the survey.

The survey was designed to obtain input from the community as to the housing, economic and community development needs of lower income residents and neighborhoods within the City. Based on seven broad "Needs" categories (i.e. Public Service), survey takers were asked to prioritize 31 specific objectives (i.e. Senior Services) that they felt would best address the relevant need. The following is a summary of the survey's results:

Needs Category	Highest Priority Based on Percentage (%)
Housing Needs:	52% of survey takers considered Energy Efficiency as a priority
Infrastructure Needs	59% Side Walk Improvement
Neighborhood Services Needs	71% Graffiti Removal
Community Services	67% Youth Activities
Economic Development	53% Façade/Storefront Building Improvements
Public Facilities	56% Parks & Recreation Facilities
Needs for Special Populations (i.e. The elderly, persons with disabilities, large families etc.)	47% Domestic Violence Services and Counseling

The City also consulted with public and private departments and agencies, and social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Whittier specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, and persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted as well.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens available upon request; information provided through workshops and utilize sites for the public meetings that are accessible for persons with disabilities.	TBD	TBD	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	TBD	N/A	TBD

Table 3 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Whittier by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Whittier's citizens. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the city in setting evidence-based priorities for the CDBG and HOME programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

To provide a context for housing planning, this section provides an overview of Whittier and discusses a variety of demographic, economic, housing, and special needs characteristics and trends to identify issues that affect the City's existing and future housing needs.

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	83,680	85,161	2%
Households	28,273	27,337	-3%
Median Income	\$49,256.00	\$68,055.00	38%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table (Housing Urban Development Area Median Family Income)

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,725	2,960	5,545	3,090	12,020
Small Family Households *	1,255	1,205	2,600	1,690	6,435
Large Family Households *	325	370	895	520	1,695
Household contains at least one person 62-74 years of age	540	480	730	505	2,080
Household contains at least one person age 75 or older	1,020	600	815	200	1,005
Households with one or more children 6 years old or younger *	625	690	1,140	750	695
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	70	180	30	440	15	15	20	10	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	110	230	105	585	10	45	60	0	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	240	285	115	865	15	20	105	105	245
Housing cost burden greater than 50% of income (and none of the above problems)	1,580	515	140	0	2,235	680	460	740	185	2,065
Housing cost burden greater than 30% of income (and none of the above problems)	260	725	905	255	2,145	110	80	680	455	1,325

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	75	0	0	0	75	70	0	0	0	70

Table 6 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,105	935	835	245	4,120	720	535	920	300	2,475
Having none of four housing problems	445	975	2,220	1,390	5,030	305	515	1,565	1,155	3,540
Household has negative income, but none of the other housing problems	75	0	0	0	75	70	0	0	0	70

Table 7 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	970	900	735	2,605	165	145	640	950
Large Related	279	180	95	554	20	140	440	600
Elderly	610	255	155	1,020	485	235	295	1,015
Other	455	275	370	1,100	165	70	165	400

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,314	1,610	1,355	5,279	835	590	1,540	2,965

Table 8 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	910	300	95	1,305	155	130	345	630
Large Related	275	45	0	320	20	110	180	310
Elderly	480	135	65	680	405	170	115	690
Other	370	135	25	530	145	70	145	360
Total need by income	2,035	615	185	2,835	725	480	785	1,990

Table 9 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	340	350	400	180	1,270	25	40	50	75	190
Multiple, unrelated family households	24	15	115	70	224	0	25	115	30	170
Other, non-family households	0	25	35	0	60	0	0	0	0	0
Total need by income	364	390	550	250	1,554	25	65	165	105	360

Table 10 – Crowding Information

Data 2007-2011 CHAS
Source:

Describe the number and type of single person households in need of housing assistance.

Whittier remains a predominantly family oriented City with over 72 percent of its households comprised of families, according to 2010 estimates. However, single-person households had a significant presence in the City, comprising 22 percent of all households. This percentage remained unchanged from the 2000 census, in spite of a decrease of 223 households over the 10 year period.

Household Type	2000		2010	
	Number of households	Percent of Total	Number of households	Percent of Total
Total Households	28,271	100%	28,273	100%
Family Households				
+ Married with Children	7,613	26%	6,807	24%
+ Married No Children	7,239	26%	7,345	26%
+ All Other Families	5,618	20%	6,462	23%
Nonfamily Households				
+ Single Persons	6,319	22%	6,096	22%
+ Unrelated Persons	1,482	5%	1,563	6%
Average household size	2.9		3.0	

Source: U.S. Census, 2000 and 2010.

Table 11 – Household Type

Households characterized as elderly make up 35 percent of all single persons households. Low-income seniors are generally in need of housing assistance due to being on a fix income and finding it difficult to make ends meet when cost increases for essentials like healthcare, housing, food and energy outpace their earnings. As indicated in the table below, nearly 1 out of every 4 households (23%) in the City experiencing a housing cost burden were characterized as senior. Housing needs of the elderly can be addressed through conservation of existing mobilehome parks, congregate housing, rental subsidies, housing rehabilitation assistance, and other types of homeowner assistance for seniors in single-family and mobilehomes.

	Renter				Owner		
	0-30% AMI	>30-50%	>50-80%	Total	0-30% AMI	>30-50%	Total
NUMBER OF HOUSEHOLDS							
Small	970	900	735	2,605	165	145	5520
Large	279	180	95	554	20	140	1268
Elderly	610	255	155	1,020	485	235	2760
Other	455	275	370	1,100	165	70	2435
Total	2,314	1,610	1,355	5,279	835	590	11,983

Table 12 – Cost Burden by Income and Housing Type

Data 2007-2011 CHAS
Source:

The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. The City offers approximately 438 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living. Several additional senior projects are located just outside the City in the adjacent sphere of influence, such as the Telacu project in eastern Whittier. There are multiple senior housing developments and health care centers in Whittier that offer affordable units and special services for the elderly.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in home social, educational, and medical support to address developmental and mental impairments. According to the ACS 2009–2011 data, Whittier had 8,298 individuals living with a disability—or approximately 10% of residents. These include:

- Sensory: Blindness, deafness, severe vision or hearing—4,110 people
- Physical disability: Substantially limited movement—5,072
- Mental disability: Impaired learning, memory, or concentrating—2,904
- Self-care disability: Restricted ability to care for oneself—2,136
- Developmental Disabilities—1,763

Individuals with disabilities often have some form of special housing need. Depending on the type of disability, the need may include proximity to transit facilities, retail and commercial services, workplace, parking, handicap ramps, curb cuts, connecting walkways, lowered sinks, restroom grab bars, wider doorways and the like. A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes and compete with other special needs groups for the limited affordable, decent housing.

Since most disabled persons/households rely on fixed monthly disability incomes that are rarely sufficient to pay market rate rents, supportive housing options, including group housing and shared housing, are important means for meeting the needs of persons with disabilities. Such housing options typically include supportive services onsite to also meet the social needs of persons with disabilities.

What are the most common housing problems?

Housing problems refer to overpayment, overcrowding, or substandard housing. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause housing problems. In these situations, a household can choose to either overpay for housing or double up with others into too small a unit to afford housing, which can result in overcrowding.

Like many communities across the nation, affordability is by far the largest housing problem in Whittier, particularly as it relates to lower income households. Out of the 10,225 households reporting having a housing problem(s), 76 percent (7,770) reported cost burden as one of them. Housing cost burden greater than 50% of income represents the most common housing problem (4,300). The second most common problem is housing cost burden greater than 30% of income (3,470). When examining housing problems by income categories, extremely low income renters (0-30%) paying more than 50 percent of their monthly income is the largest group with 1580 households.

	Renter	Owner
--	--------	-------

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	70	180	30	440	15	15	20	10	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	110	230	105	585	10	45	60	0	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	240	285	115	865	15	20	105	105	245
Housing cost burden greater than 50% of income (and none of the above problems)	1,580	515	140	0	2,235	680	460	740	185	2,065
Housing cost burden greater than 30% of income (and none of the above problems)	260	725	905	255	2,145	110	80	680	455	1,325
Zero/negative Income (and none of the above problems)	75	0	0	0	75	70	0	0	0	70

Table 13 – Housing Problems (Households with one of the listed needs)

Data 2007-2011 CHAS

Source:

Are any populations/household types more affected than others by these problems?

Housing problems occur significantly more frequently among lower income households (defined as households earning less than 80% of the median family income adjusted for household size) and among special needs groups. For example, among the 4,055 low income owners, 2,465 households or 61% overpay for housing. Among the 6,645 low income renters, a total of 4,865 renter households or 73% overpay for housing.

Further, the housing problems facing extremely low income households, defined as those earning below 30% of the median family income, is higher. This subset earns income that is nearly equivalent to the federal poverty line. According to the 2000 CHAS, Whittier has approximately 2,433 extremely low-income households, comprising 8.6% of all households in Whittier. Of this total, there is an estimated 1,717 extremely low income renter households (71%) and 717 extremely low income owner households (29%).

The vast majority of extremely low income households face a high incidence and severity of housing problems, defined as a cost burden greater than 30% of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. For example, 83% of extremely low-income renter households faced housing problems and 81% overpaid for their housing.

Owner households did not fare much better: 81% had a housing problem, 77% overpaid for housing, and 67% severely overpaid for housing. The tab below highlights the housing problems facing extremely low and very low income households in Whittier.

Extremely and Very Low Income Households

Housing Problem	Total Households		
	Renters	Owners	Total
Income < 30% of MFI	1,717	717	2,433
Percent with any housing problems	83%	81%	82%
Percent with Cost Burden > 30%	81%	77%	80%
Percent with Cost Burden > 50%	81%	67%	73%
Income 30-50% of MFI	1,490	887	2,377
Percent with any housing problems	90%	57%	78%
Percent with Cost Burden > 30%	87%	57%	76%
Percent with Cost Burden > 50%	42%	44%	43%
Source: Comprehensive Housing Affordability Strategy (CHAS) Data; Table S10708			

Table 14 – Housing Problems (Households with Extremely and Very Low Income)

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the National Coalition for the Homeless (NCH), one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. According to a 2012 report by the Los Angeles Unified School District, of the more than a half a million children enrolled, nearly 14,000 students, mostly in middle and high schools, describe themselves as homeless, which could include living in cars or with others.

HUD defines individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered as:

- Precariously housed – A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support (cost burden) and who is sleeping inside the house and will be allowed to stay for 15-90 days, or;
- At-risk of literal homelessness – A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less

In the 2013 Greater Los Angeles Homeless Count, a telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. Many of these at risk households with children are *Large Families* with a housing cost burden. Large Families is defined as households with five or more members. These families have special housing needs because they typically require larger size units than what the market usually provides as affordable. According to 2007-11 CHAS data, there were 1785 large families with a cost burden in the City of Whittier. Therefore,

it could be assumed that these currently housed families could be at imminent risk of either residing in shelters or becoming unsheltered.

The Gateway Cities COG currently has Homeless Prevention and Rapid Re-Housing (HPRP) programs in nine cities within the region, including Whittier that were implemented during the design phase of the COG Homeless Initiative. The COG also decided to set up an online Homeless Prevention Community Resource Database. The homeless prevention community resource database will be an online resource for service seekers and community partners to find housing and services in and around the 27 Gateway communities. The system will be designed to provide preventative information to those who are at risk of homelessness, and housing and services information to those who are homeless.

The database will provide multiple points of entry for service seekers so they can find services online, receive assistance from city staff, community based organizations, faith based organizations, or any other community members with Internet access. The COG will confer with the director of socialserve.com, the developer of the LA Housing Resource Database, to determine if a Gateway specific carve-out can be accomplished. This will leverage and expand an existing resource for the County.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Risk of Homelessness

Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market. Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs 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 food and health care. According to the map below, 82 percent of low income households overpaying for housing are located in south-east Whittier.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A percentage analysis based on disproportionate needs of racial groups is provided at the end of sections NA 15; 20; and 25. NA 30 provides a detail discussion of each before mentioned sections as it relates to Disproportionately Greater Need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,195	385	145
White	1,040	150	65
Black / African American	40	10	0
Asian	105	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,965	210	65

Table 2 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,275	685	0
White	575	350	0
Black / African American	10	0	0
Asian	80	20	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,590	295	0

Table 3 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,340	2,200	0
White	765	955	0
Black / African American	35	0	0
Asian	70	60	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	30	0
Hispanic	2,455	1,130	0

Table 4 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,255	1,835	0
White	355	660	0
Black / African American	35	0	0
Asian	65	50	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	35	0
Hispanic	780	1,030	0

Table 5 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

0%-30% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	6,195	1,180	1,185	72%
White	2,070	585	325	69%
Black / African American	1,925	165	455	76%
Asian	140	40	59	59%
American Indian, Alaska Native	90	0	0	100%
Pacific Islander	45	0	0	0%
Hispanic	1,850	390	335	72%
30%-50% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	5,930	805	0	88%
White	400	175	0	70%
Black / African American	15	55	0	21%
Asian	935	195	0	83%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	4,555	375	0	92%

30%-50% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	4,850	1,275	0	79%
White	1,650	745	0	69%
Black / African American	1,100	100	0	92%
Asian	145	80	0	64%
American Indian, Alaska Native	10	0	0	100%
Pacific Islander	0	30	0	0%
Hispanic	1,880	320	0	85%
50%-80% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	4,960	3,050	0	62%
White	1,665	1,875	0	47%
Black / African American	925	290	0	76%
Asian	189	85	0	69%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	2,075	785	0	73%
80%-100% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,524	2,545	0	50%
White	895	1,430	0	38%
Black / African American	505	195	0	72%
Asian	120	125	0	49%
American Indian, Alaska Native	50	34	0	60%
Pacific Islander	0	0	0	
Hispanic	919	695	0	57%

Table 19 - Housing Problems by AMI

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,825	755	145
White	830	355	65
Black / African American	40	10	0
Asian	50	70	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,855	315	65

Table 6 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,475	1,485	0
White	415	515	0
Black / African American	0	10	0
Asian	60	40	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	975	910	0

Table 7 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	3,785	0
White	310	1,410	0
Black / African American	35	0	0
Asian	35	100	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	30	0
Hispanic	1,370	2,215	0

Table 8 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	545	2,545	0
White	80	935	0
Black / African American	0	35	0
Asian	55	60	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	35	0
Hispanic	415	1,400	0

Table 9 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

If the far right column calculations (% in red) for a specific racial/ ethnic group is 10 percentage points higher than the jurisdiction as a whole, then a disproportionate need is assume to exists.

0%-30% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	4,870	1,100	175	79%
White	205	130	0	61%
Black / African American	35	0	20	64%
Asian	1,210	360	95	73%
American Indian, Alaska Native	0	25	0	0%
Pacific Islander	0	0	0	0%
Hispanic	3,395	580	55	84%
30%-50% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	3,805	2,920	0	57%
White	130	445	0	23%
Black / African American	15	55	0	21%
Asian	645	490	0	57%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	3,015	1,920	0	61%
50%-80% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,850	3,820	0	43%
White	30	535	0	5%
Black / African American	0	35	0	0%
Asian	800	730	0	52%
American Indian, Alaska Native	20	30	0	40%
Pacific Islander	0	10	0	0%
Hispanic	2,000	2,430	0	45%
80%-100% of Area Median Income				

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	1,030	2,295	0	31%
White	35	310	0	10%
Black / African American	15	24	0	38%
Asian	155	630	0	20%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	815	1,320	0	38%

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Like to previous Needs sections, a disproportionately greater need exist when persons of a particular racial or ethnic group experience Housing Cost Burden at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,895	4,240	5,020	165
White	6,100	2,085	1,630	85
Black / African American	80	120	75	0
Asian	605	195	200	0
American Indian, Alaska Native	24	30	8	0
Pacific Islander	65	0	0	0
Hispanic	7,900	4,335	3,475	65

Table 10 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion: If the far right column calculations (% in red) for a specific racial/ ethnic group is 10 percentage points higher than the jurisdiction as a whole, then a disproportionate need is assume to exists.

Housing Cost Burden					
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	
Jurisdiction as a whole	5,895	4,240	5,020	165	45%
White	6,100	2,085	1,630	85	55%
Black / African American	80	120	75	0	62%
Asian	605	195	200	0	49%
American Indian, Alaska Native	24	30	8	0	79%
Pacific Islander	65	0	0	0	0%
Hispanic	7,900	4,335	3,475	65	55%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems- (NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2))

In income category 0-30% AMI, American Indian/ Alaska Native is the group with a disproportionately greater need (100%) than the needs of that income category as a whole (86%). For income categories 30%-50% AMI and 50%-80% AMI, Black/ African Americans is the only group with disproportionately greater need than the needs of that income category as a whole.

In income category 80%-100%, three groups: Black / African American; Asian, American Indian/Alaska Native all had disproportionately greater need than the needs of that income category as a whole. It should be noted that when examining housing problems by income categories, Hispanics nor Whites had a disproportionately greater need, even though they made up 94 percent of Whittier's population according to the 2010 census.

Severe Housing Problems -(NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

In Section NA 20, the groups with disproportionately greater need within 0%-30% income category is American Indian/ Alaska Native. Asians had a disproportionate greater need as it relates to severe housing problems in the 30%-50% category. Black / African American and American Indian/ Alaska Native are the groups experiencing a disproportionate greater need in income category 50%-80%. In the 80%-100% income category, only Asians had a disproportionately greater need than the needs of that income category as a whole. Consistent with NA 15, Hispanics nor Whites had a disproportionately greater need as it related to severe housing problems.

Cost Burden NA-30 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

In Whittier, lower-income White; Black / African American; American Indian/ Alaska Native; and Hispanics all experienced a disproportionately greater need as it relates to housing cost burdens than the needs of that income category as a whole. This is consistent with the analysis in NA 10 which pointed out that out of the 10,225 households reporting having a housing problem(s), 76 percent (7,770) reported cost burden as one of them. Only low income Asians as a group did not experience a disproportionately greater need as it relates to cost burden.

If they have needs not identified above, what are those needs?

Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Typically, younger households seek affordable rental housing opportunities as they begin their careers. As adults spend more time in the workforce and form families they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes. The City's population is comparable to that of Los Angeles County, with a median age of 35 years and similar in all segments of the population.

According to Census data, while adults ages 25–44 and dependents under 18 years continue to comprise the largest share of Whittier residents, their shares of the population declined from 2000 to 2010, while a significant increase in residents was among middle-aged adults' ages 45–64 years. Seniors and young adults (18–24 years) also declined in their share of the population.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No ethnic or racial groups are located in specific areas or neighborhoods in Whittier. Whittier has become more diverse in race and ethnicity, although to a lesser degree than in Los Angeles County. From 2000 to 2010, Whites in Whittier declined from 38% of the population to 28%, while Hispanics increased from 56% to 66%. All other races generally maintained their similar share of the population from 2000 to 2010. These demographic changes can impact housing needs to the extent housing needs vary between people of different races and ethnic backgrounds.

NA-35 Public Housing – 91.205(b)

Introduction

This question does not apply to the City of Whittier. The City does not own public housing, manage a housing voucher program, nor is there public housing within the City's limits. The City does work in close collaboration with the Housing Authority of the County of Los Angeles, other nonprofits as well as independently to ensure access to affordable housing and programs within the City.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 11 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842	
Average length of stay	0	6	8	8	0	8	0	6	
Average Household size	0	3	2	2	2	2	1	4	
# Homeless at admission	0	0	0	184	0	42	142	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 12 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 13 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 14 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

How do these needs compare to the housing needs of the population at large

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: “A person is considered homeless only when he/she resides in one of the places described below:

- in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- in an emergency shelter; or
- in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter.”

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household’s homeless experience.

Not all homeless people are the same, but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, the elderly, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor, those with jobs but whose income is too small to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person per state law. No individual or household may be denied emergency shelter because of inability to pay.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. Measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Counting the homeless population is problematic due to their transient nature, different definitions of homelessness, and political and funding issues. The 2011 Greater Los Angeles Homeless Count reported an estimated 50,214 homeless people in Los Angeles County; however, the new 2013 survey reports an increase to 58,423 homeless people, a 16% increase. Despite the fray of discussions that arise about the cause(s) of homelessness, the problem is real and of great concern, particularly for children, foster youth, and victims of violence who often have no “choice” other than homelessness.

Los Angeles County-wide Homeless count:

- Homelessness in Los Angeles increased to 40,149 men, women and children, or 1.9% in the street and shelter count before including homeless people who would not have been seen in the street or shelter count (identified as “Hidden Homeless”)
- When estimates for homeless people not counted during the street and shelter count are included in the estimates, the number increases to 58,423 people, a 16% increase (8,209 people) when compared to the 50,214 counted in 2011 for Los Angeles County
- People who are sheltered represent only about 1 in 4 each night – 15,013 (26%) were sheltered, while 43,410 had no safe place to stay (74%);
- 50,213 (86%) people who are homeless in Los Angeles are single adults
- 7,391 (13%) are family members including children
- 819 (1%) are unaccompanied youth under 18
- Over the course of a year, at least 190,207 men, women and children experience homelessness in Los Angeles County (annualized rate)
- This annualized estimate is up 65,273 from the 2011 estimate of 124,934 people experiencing homelessness over the year

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In 2013, there was a significant shift in the demographics of homelessness in Los Angeles: 38% of the total number of homeless persons identified as Black/African American, 36.6% identified as White/Caucasian and 21.8% as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives, and Multi-Racial/Others represented 3.6% of homeless persons.

- There was a 74.5% increase in homelessness among the White/Caucasian population
- Hispanic homeless populations decreased by 6.5% from 2011
- Asian/Pacific Islander homeless populations decreased by 34.6% from 2011

Changes in Homeless Totals by Ethnicity, 2011 - 2013

	2011		2013		Changes	
	#	%	#	%	#	%
African American/Black	19,868	43.7%	20,451	38.0%	+583	+2.9%
Hispanic/Latino	12,573	27.8%	11,750	21.8%	-823	-6.5%
White/Caucasian	11,287	24.8%	19,693	36.6%	+8,405	+74.5%
Asian/Pacific Islander	1,058	2.3%	692	1.3%	-366	-34.6%
Native American/Alaskan Native	636	1.4%	621	1.2%	-15	-2.4%
Multi-Racial/Other	N/A	-	591	1.1%	N/A	N/A

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Utilizing a Department of Housing and Urban Development (HUD) approved methodology, the 2013 Point in Time (PIT) Count and Survey was conducted on the morning of January 24, 2014 and included sheltered and unsheltered counts of homeless. The HUD definition of homelessness for the purpose of a point in time homeless count includes only people who are literally homeless – living unsheltered on the streets, in a vehicle or another place not fit for human habitation or in an emergency shelter or transitional housing program. The point-in-time is a one night snapshot of *literal* homelessness as defined by HUD. Many people and families considered homeless or at risk in other arenas – including those in prison/jail, living in hotels/motels or “couch surfing” was NOT included in the HUD Point-In-Time Count.

While 76% of the total homeless population is unsheltered on any given night, shelter varies significantly

	2013					2011				
	Total	Sheltered	Unsheltered	Total	Unsheltered	Total	Sheltered	Unsheltered	Total	Unsheltered
LA CoC Overall	53,798	12,934	24.0%	40,864	76.0%	45,422	16,882	37.2%	28,540	62.8%
Single Adults	46,303	8,226	17.8%	38,077	82.2%	35,838	9,541	26.6%	26,297	73.4%
Family Members	6,678	4,607	69.0%	2,071	31.0%	9,218	7,254	78.7%	1,964	21.3%
Unaccompanied Youth*	817	101	12.4%	716	87.6%	366	87	23.8%	279	76.2%

*Unaccompanied youth represent youth under 18 years of age

by household type. 82% of the homeless single adult population is unsheltered 31% of homeless families

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The last complete count of homeless people along with housing resources available to Whittier is the 2010 Consolidated Plan. At any given time, Whittier has an estimated 275 people who are homeless, of which 175 reside in some type of a temporary transitional or emergency shelter. That leaves an estimate of 100 chronic homeless people in Whittier who need shelter. In reality, the homeless population is mobile and may move from Whittier to surrounding unincorporated areas. Therefore, the precise number is unknown.

Affordable Housing	Needs Statement			
	Emergency Shelter	Transitional Housing	Permanent Supportive	Estimated Total
Whittier First Day	45	-0-	3	48
Women & Children's Shelter	-0-	28	0	28
Salvation Army	-0-	78	0	78
Whole Child	0	21	0	21
Cold Weather Shelter	Up to 40 on seasonal basis			
Total	45	127	3	175

Source: City of Whittier, 2013.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include (but not limited to):

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions; and
- Victims of domestic violence.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

Seniors

Seniors are defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Whittier has an estimated 10,001 residents 65 or older, representing 12% of the population. These residents live in 5,593, or 20% of the City's households (U.S. Census 2010). Among this population, the majority of Whittier's senior households (4,281 or 77%) own their own homes, while 1,312 senior households (23%) rent housing. Overall, some of the more pressing senior issues are:

- **Disabilities.** Seniors have a higher prevalence than other age groups of disabilities that can make it increasingly difficult to go outside or take care of personal needs. This underscores a need for housing that is accessible to those with disabilities. Approximately 40% of Whittier's elderly population has disabilities.
- **Limited Income.** Seniors tend to have lower incomes due to fixed retirements. This makes seniors, especially renters, more susceptible to increases in rental housing costs and housing overpayment, which leaves less disposal income for other expenses. Approximately 8% of Whittier's elderly population is living below the poverty level.
- **Overpayment.** Senior renters have the highest rates of overpayment, while many senior homeowners find it difficult to trade down to smaller units or make repairs to housing. This underscores the need for affordable housing options and repair programs.

DISABLED PEOPLE

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual impairment may require a home that allows service

animals. In 2010, the Census Bureau defined a disability as a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to leave the home alone or to work at a job or business. According to the latest sources, Whittier has 8,298 individuals living with a disability—or approximately 10% of residents (ACS 2009–2011). These include:

- Sensory: Blindness, deafness, severe vision or hearing-4,110 people
- Physical disability: Substantially limited movement-5,072
- Mental disability: Impaired learning, memory, or concentrating-2,904
- Self-care disability: Restricted ability to care for oneself-2,136
- Developmental Disabilities-1,763

Mental Disability and Substance Abuse

Mental disorders are common in the United States and internationally. According to the National Institutional of Mental Health, an estimated 25 percent of Americans ages 18 and older—or one in four adults—suffers from a diagnosable mental disorder in a given year. Even though mental disorders are widespread in the population, the main burden of illness is concentrated in a much smaller proportion—or 1 in 17 people—who suffer from a serious mental illness. A smaller percentage of those with severe mental illness have difficulty maintaining adequate and affordable housing.

People with mental illnesses may face multiple problems when looking for decent, affordable housing. The majority of people with serious and persistent mental illnesses lives below the poverty line, has unstable employment, and is unable to afford the cost of decent housing. Also, these people may need a diverse array of supports to live successfully in the community, and such supports may not be available. Financial and housing resources available for those experiencing severe mental illness or for those caring for such individuals are limited. NIMBY syndrome can create obstacles around the placement of supported housing for people with mental illnesses.

According to the National Center on Addiction and Substance Abuse, approximately one in four people will have an alcohol or drug problem sometime in their life. Although many of these issues will be episodic rather than chronic, substance abuse can be a debilitating condition. Chronic substance abuse affects the ability to secure and maintain employment, housing, and productive relationships. The majority of homeless people experience or have experienced some form of substance abuse. Treatment may include long-term residential care, short-term rehabilitation facilities or sober living homes, or services independent of housing.

FAMILY HOUSEHOLDS

The reasons for their special need status differ, but generally include lower incomes, the presence of children and need for financial assistance for housing, and the lack of adequately sized rental and ownership housing. Large families with five or more persons have special housing needs. The reasons for classification as a special need are generally due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Whittier has an estimated 4,077 large family households (Census, 2010). Among this group, 2,855 of large families or 70% of this group own a home, and 1,222 large households or 30% rent housing.

Single-parent households also have greater housing needs than other households due to their limited income and higher expenses. The City of Whittier has 3,124 single-parent families with children, of

which 875 are male headed households and 2,249 are female-headed households. Census data shows 930 single-parent households with children living below the poverty level, which is 30% of the total single-parent households with children, including 183 male-headed households and 747 female-headed households. As is common, lower income single parents, particularly renters, experience the highest prevalence and severity of overpayment and overcrowding. Summarized below, the key needs of families in Whittier are similar to other communities and are as follows:

- **Income Support.** Public assistance includes health care, food assistance, and cash assistance offered to lower income residents or those who meet eligibility thresholds. According to 2011 U.S. Census American Communities Survey 1-Year Estimates, 1,788 Whittier residents received food stamps, or approximately 2% of the total population.
- **Childcare.** For working parents, child care is essential to maintain a job, The City has 113 licensed child care centers and large family day care homes that serve 3,816 children. Numerous other smaller homes serving 8 or fewer children operate in Whittier. Yet even if childcare is available, the high cost of childcare subsumes a significant share of income.
- **Housing Problems.** It is a well-known fact that lower income families, particularly single parents and large families, experience the highest prevalence and severity of housing problems. For single-parent families, the usual issue is overpayment. For larger families who rent housing, overpayment and overcrowding are the most prevalent housing issues.

What are the housing and supportive service needs of these populations and how are these needs determined?

Seniors

Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Whittier. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low cost loans or grants to rehabilitate homes.

Physical Disability

The vast majority of Whittier residents will at some time experience a physical disability. Injury, illness or simply advanced age will limit an individual's physical ability to perform work, read, and eventually care for themselves. For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier-free" housing.

Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. The City implements a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City supports this effort by offering housing rehabilitation assistance that can be used to modify the exterior and interior of housing units to allow for greater access and mobility for residents. The Southern California Rehabilitation Services operates a program that assists disabled residents modify their homes to increase accessibility.

The Whittier Accessibility Committee is a volunteer committee that serves as an advisory body under the Social Services Commission. The Accessibility Committee studies access issues and recommends access improvements to assist those with disabilities in the community. These actions and advocacy efforts help to maintain and advance the priority of keeping Whittier a barrier free community for people with disabilities.

Developmental Disability

A developmental disability is a severe and chronic disability to which is attributable a mental or physical impairment that begins before adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism, and related disabling conditions. According to the California Department of Developmental Services East Los Angeles Regional Center (ELARC), 2% of residents in Whittier (1,763 people) with a developmental disability are served by the ELARC office.

Whittier has a variety of services available for people with developmental disabilities. Community Advocates for People's Choice, STRIDE of YMCA, and Southeast Center for Independent Living provide programs to enhance the independent living skills of disabled individuals. The Whittier Area Parents' Association for the Developmentally Handicapped supports individuals with developmental disabilities by providing housing and independent living support services. The Regional Center for the Developmentally Disabled in Whittier coordinates resources such as education, health, welfare, rehabilitation, and recreation for persons who are developmentally disabled.

The Regional Center also provides resources for accessing affordable housing. In 2013, the City supported "Living Life without Limits," the 11th annual Abilities Awareness Fair and Celebration of Disabilities Awareness Month that is jointly sponsored by the City's Accessibility Committee. This fair is a forum for agencies to offer services for disabled people. Whittier also supports the Exceptional Children Foundation in furthering their mission to provide developmentally disabled adults with suitable and affordable housing. The City provided redevelopment funds to support the development of the Whittier Springs project for developmentally disabled residents.

Mental and Substance Abuse Disability

Mental disorders are common in the United States and internationally. According to the National Institutional of Mental Health, an estimated 25 percent of Americans ages 18 and older—or one in four adults—suffers from a diagnosable mental disorder in a given year. Even though mental disorders are widespread in the population, the main burden of illness is concentrated in a much smaller proportion—or 1 in 17 people—who suffer from a serious mental illness. A smaller percentage of those with severe mental illness have difficulty maintaining adequate and affordable housing.

People with mental illnesses may face multiple problems when looking for decent, affordable housing. The majority of people with serious and persistent mental illnesses lives below the poverty line, has unstable employment, and is unable to afford the cost of decent housing. Also, these people may need a

diverse array of supports to live successfully in the community, and such supports may not be available. Financial and housing resources available for those experiencing severe mental illness or for those caring for such individuals are limited. NIMBY syndrome can create obstacles around the placement of supported housing for people with mental illnesses.

Mental and Substance Abuse Disability

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind in Whittier is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. The City's strategy to assist disabled Whittier residents is designed to achieve three purposes: independence, productivity, and integration. In some cases, this translates into encouraging the siting of appropriate facilities. In others, establishing partners with service providers is most effective. It may also be important to make code amendments to further these goals. According to the City of Whittier's 2014 Housing Element, specialized residential care facilities provided in the community of Whittier are described below:

- **Youth facilities.** These facilities provide 24-hour nonmedical care for youth and children with a variety of disabilities. Whittier has only one group home for youth serving 6 residents.
- **Adult facilities.** These facilities serve persons 18–59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Whittier's 45 facilities serve 358 residents.
- **Elderly facilities.** These facilities serve persons 60 years of age and over who may have a disability (physical, mental, or developmental) or need extended care services. The City's 26 facilities serve 923 residents. Also included are 7 long-term care facilities providing 552 beds.

Family Households

Providing housing opportunities for families in Whittier is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. Certainly, the majority of families earns higher incomes and lives in housing and neighborhoods of their choice. For others, though, the housing downturn has left them with high mortgages and, in some cases, foreclosures. The City of Whittier works to provide housing for all types of households, including housing with 3 or more bedrooms to provide for large family needs. The City has the following affordable housing opportunities.

- **Family mobile homes.** The City has 4 mobile home parks that provide 149 units for lower income families. While none of the mobile home parks are under a rent stabilization ordinance, market rate mobile homes are typically affordable to lower income households.
- **Apartments.** According to City records, Whittier has one deed-restricted apartment projects that provide 21 units, of which 20 units are affordable to lower income families. Additional affordable family apartment projects are located just outside the City's borders.
- **Housing vouchers.** Housing choice vouchers are provided to approximately 611 eligible family households (ranging in size from 1 to 5 or more residents) earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

- **Market Rate Housing.** The present housing stock presumably offers a number of affordable homes for families. These units are typically in older parts of Whittier and are generally not in as good condition as other units. The Census does not provide information on these types of units.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The following information was taken from the Division of HIV and STD Programs, Los Angeles County (LAC) Department of Public Health 2013 Annual HIV Surveillance Report:

Persons Living with HIV (PLWH)

There were a total of 47,148 persons reported as living with HIV (PLWH) in LAC as of December 31, 2013.

Gender: The number of PLWH in LAC has increased steadily since 2006, when mandatory named-based reporting began in LAC. This increase can be seen for males, females and transgender persons, resulting in 41,268 male, 5,322 female, and 558 transgender PLWH in LAC by December 31, 2013. Males currently represent approximately 7 out of 8 (88%) PLWH in LAC.

Age: Three-quarters (75%) of PLWH are age 40 years or older. The median age of PLWH in LAC is 48 years. Less than 1% of PLWH are under 20 years of age, while 13% are 60 years or older.

Race/Ethnicity: As seen in Table 10, 41% of PLWH in LAC are Latino, 33% White, 20% Black, and 3% Asian/Pacific Islander. Less than 1% of LAC cases are American Indian/Alaska Native. The racial/ethnic distribution of PLWH differs by gender: Among female PLWH, 45% are Latina, 35% Black, and 15% White; among male PLWH, 41% are Latino, 18% Black, and 35% White.

Transmission Category: Using the multiple imputation methods to adjust for persons with undetermined risk factor for HIV infection, it was estimate that 77% of PLWH are Males who Sleep with Males (MSM), and 6% are MSM who also inject drugs (MSM/IDU). Other transmission categories were among heterosexual injection drug users (5%) and persons who had heterosexual contact with a person at high risk for having HIV.

Geographic Distribution: Metro Service Planning Are (SPA) 4 (communities of Boyle Heights, Central City, Downtown LA, Echo Park, El Sereno, Hollywood, Mid-City Wilshire, Monterey Hills, Mount Washington, Silverlake, West Hollywood, and Westlake) has the highest number (17,905), proportion (38%), and rate (1,594 per 100,000) of PLWH among SPAs in the county, followed by South Bay with 7,857 PLWH (17%), and a rate of 512 per 100,000. Antelope Valley has the lowest number (654), percent (1%), and rate (169 per 100,000) of PLWH among SPAs.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

TBD

How were these needs determined?

TBD

Describe the jurisdiction’s need for Public Improvements:

TBD

How were these needs determined?

TBD

Describe the jurisdiction’s need for Public Services:

TBD

How were these needs determined?

TBD

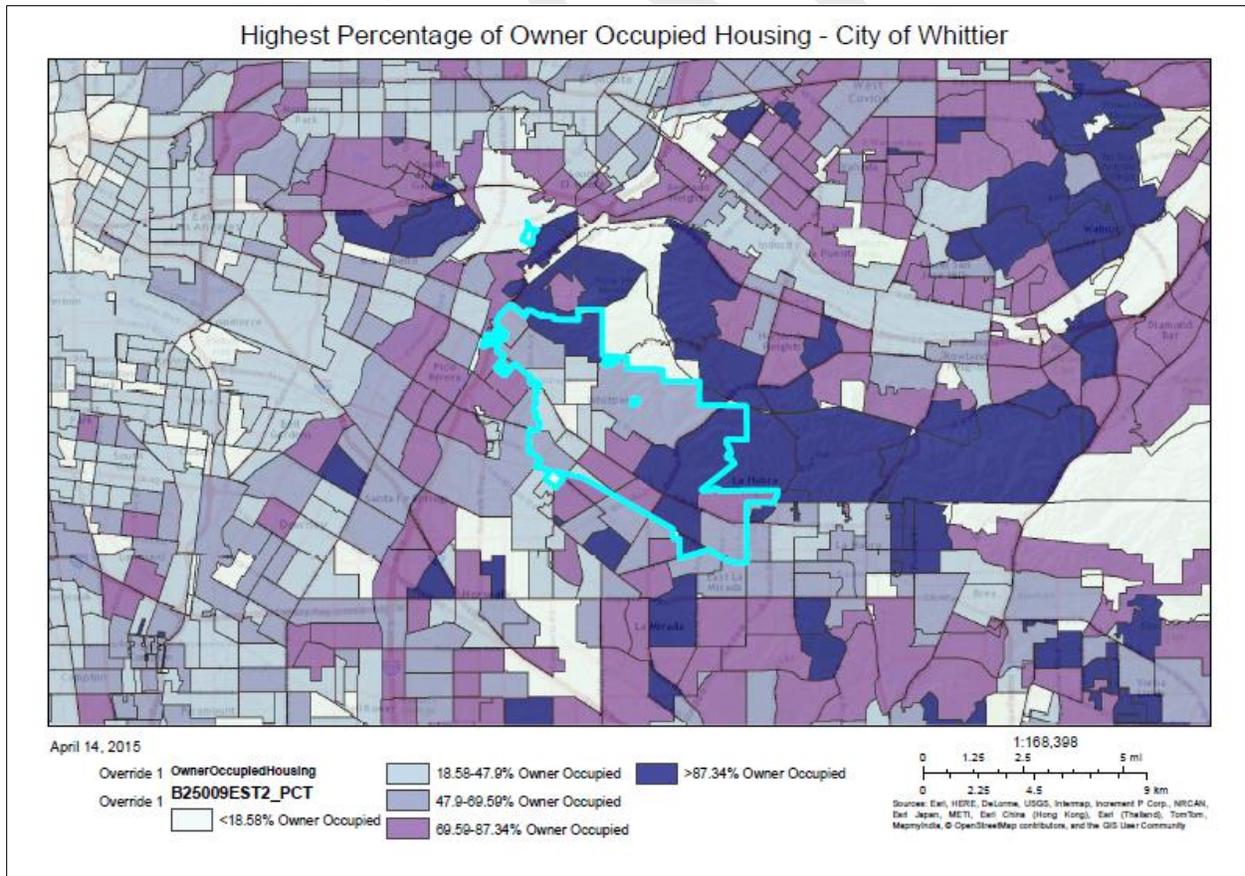
Housing Market Analysis

MA-05 Overview

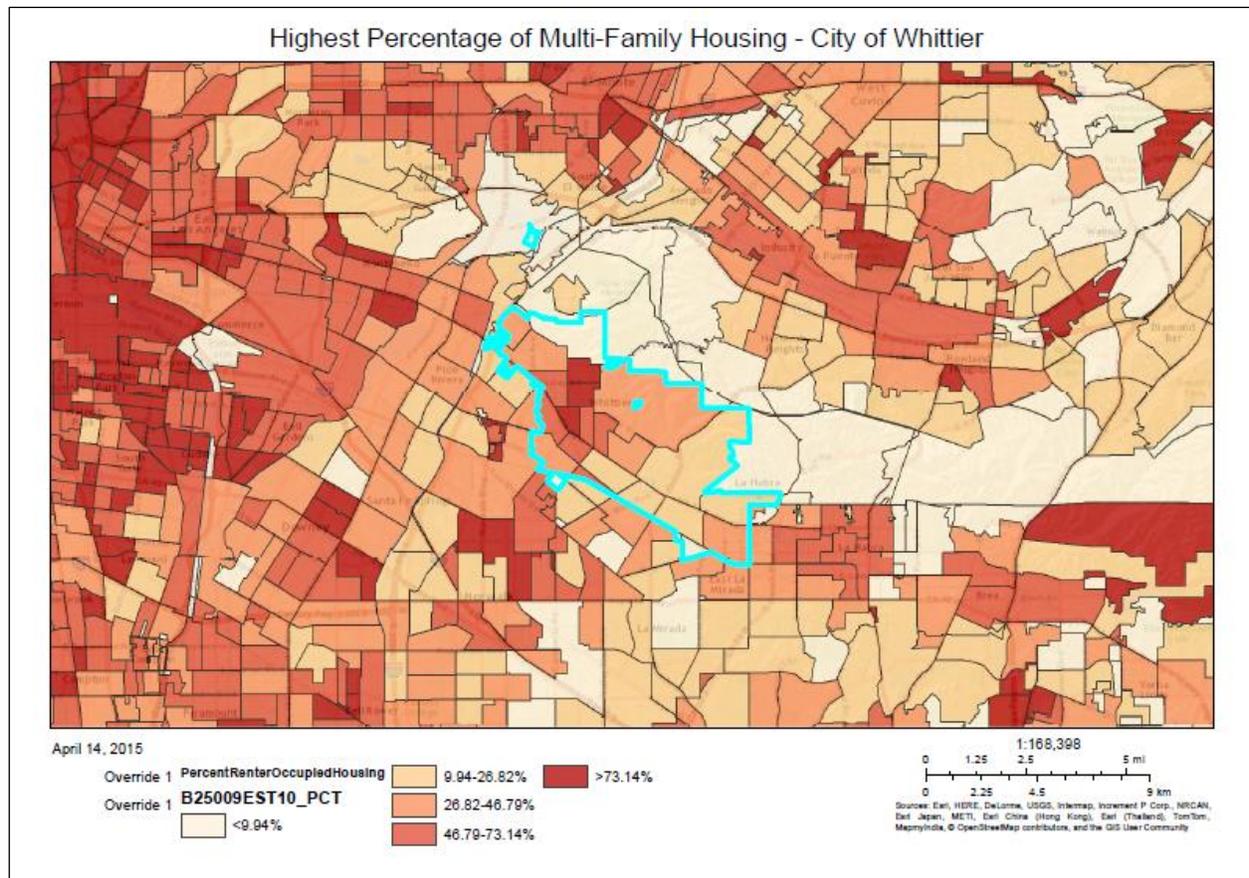
This section looks at the housing market and supply in Whittier by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by the City’s 2014 Housing Element and GIS maps to provide geographical visualization of the data.

Housing Market Analysis Overview:

According to the City’s 2014 Housing Element, a range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Whittier. Single-family detached housing units increased by more than 300, but this increase was offset by a decline in attached units. This resulted in a decline to 69% of all housing units in Whittier, down from 71% in 2000. Whittier’s high proportion of single-family homes relative to the county (57%) is also responsible in part for the higher homeownership rate. As illustrated by the map below, the highest percentage of owner occupied housing is located in northern and South Eastern areas of the City. According to ACS 2011 data, each of these areas have an owner occupied rate of more than 87 percent.



Whittier’s multiple-family units (e.g., townhomes, apartments, and similar attached housing products) make up a smaller share of its housing stock than the regions—22%, compared to 34% for the county. However, multi-family housing increased from 21% to 22% of total housing units from 2000 to 2010. This change is largely due to projects such as the Gables and Ravello condominiums. As illustrated by the map below, the highest percentage of multiple-family units is located in central Whittier. According to ACS 2011 data, more than 87 percent of the units located in these areas are renter occupied. Mobile home units represent less than 1% of the total housing stock and are not anticipated to increase further due to land availability.



Looking forward, the City anticipates continued residential growth in focus areas of the community, such as along major transportation corridors, Uptown, and the Nelles site. Multiple-family housing is projected to be built for the former two locations, with a mix of single-family and multiple-family housing at the Nelles site. According to SCAG growth projections, Whittier is anticipated to have a build out of 30,500 housing units by 2035.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section describes the significant characteristics of the jurisdiction’s housing market and section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,647	65%
1-unit, attached structure	1,067	4%
2-4 units	2,457	9%
5-19 units	3,697	13%
20 or more units	2,565	9%
Mobile Home, boat, RV, van, etc	206	1%
Total	28,639	100%

Table 15 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	87	1%	1,005	9%
1 bedroom	204	1%	3,728	32%
2 bedrooms	2,515	16%	4,828	41%
3 or more bedrooms	12,830	82%	2,140	18%
Total	15,636	100%	11,701	100%

Table 16 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The table below provides a summary of each assisted housing project in Whittier by federal, state or local funding. Several additional projects are in the unincorporated areas surrounding Whittier, such as the Los Nietos, East Whittier, and east La Mirada communities. Affordable housing projects located in those areas are addressed in the County of Los Angeles Housing Element.

Project Name and Address	Project Characteristics				
	Target Group	Year Built	Total Units Affordable*	Project Funding Sources	Expiration Date of Covenants
William Penn Manor 7025 Friends	Senior	1990	75 du 73 VLI	Section 202/811; RDA	2013
Whittier Lutheran 7215 Bright	Senior	1973	156 du 154 VLI	HUD Project- Based Section 8; RDA	2015
Whittier Springs 8218 Santa Fe Springs	Disabled	1983	13 du 12 VLI	Section 202/811 RDA Section 8	2025
Whispering Fountains 12251 Washington	Senior	1989	169 du 167 Low	County Bonds RDA	2035
Hoover Hotel/Seasons 7035 Greenleaf	Senior	2001	50 du 49 VL	LIHTC; HACOLA; RDA; COI	2056
First Day Newlin 7916-7920 Newlin	Special Needs	2010	3 du 3 VLI	L.AC General Fund RDA	2065
Mosaic Gardens 12524 Philadelphia	Family	2012	21 du 20 VLI	HOME, LIHTC; RDA	2065
Source: The Planning Center DC&E, 2013. Notes: COI: City of Industry Funds LIHTC: Low Income Housing Tax Credit RDA: Whittier Redevelopment Agency Tax Increment Funding Section 236, 202, 811 Federal Housing Administration loans for affordable housing Section 8: Housing choice vouchers HOME: Federal Home Partnership program HACOLA: Funds from the Housing Authority of the County of Los Angeles *The difference between total and affordable units for each project is due to manager onsite unit(s).					

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City’s 2014 Housing Element, two projects are considered at risk of conversion—Whittier Lutheran Tower and William Penn Manor—and a third will be at risk of conversion in 2025. These projects are briefly described below:

- Lutheran Towers.** Built with federal Section 236 funds, the Lutheran Towers provides 154 units affordable to very low income seniors. Affordability restrictions on the property near expiration as part of an LIHTC extension, but are maintained with 5-year Section 8 contracts that need to be renewed periodically. Therefore the apartment project is at-risk of converting to market rents. Thomas Saffron Associates recently received a 9% low income housing tax credit award in 2013 with support provided by the City of Whittier. As described on the following page, the City assisted in preserve this project.

- **William Penn Manor.** The William Penn Manor is a 75-unit affordable project for very low income seniors. It has 73 very low income units. It was financed with a federal FHA Section 202 loan and a \$600,000 loan from the Whittier RDA. The affordability restrictions on the RDA loan expired in 2013. However, Thomas Saffron Associates recapitalized it using bond and 4% purchase from LIHTC and extended the affordable covenants by 55 years. The project is currently owned by a profit-motivated entity (as opposed to a nonprofit organization dedicated to preserving affordable housing), thereby making this project at risk of conversion. However, the property owners have not indicated, at this point, a desire to convert.
- **Whittier Springs.** The Exceptional Children Foundation Residential Service Program offers adults with developmental disabilities a variety of living arrangements and high-quality, in-home living skills, training, and support services. The goal of the program is to foster independence through full and proactive home and community involvement. ECF owns two facilities, one of which is in Whittier. This 12-unit apartment project is located at 8218 Santa Fe Springs Road in Whittier. It was built in 1983 with a Section 202/811 mortgage and has received periodic funding from the City of Whittier. Although not technically at risk during the planning period, this property is nearing the expiration of its affordability controls. The following analysis will compare the cost of replacement, preservation, acquisition rehabilitation, and other preservation options.

Does the availability of housing units meet the needs of the population?

California law requires all local governments to plan to facilitate and encourage the production of housing to accommodate population and employment growth. To assist in that effort, the Southern California Association of Governments prepares housing planning goals for each city as part of the Regional Housing Needs Assessment (RHNA) process authorized by the California Government Code.

The RHNA identifies current and future housing needs and this burden is shared by local agencies to support the building of these units through various strategies. The City of Whittier has been allocated a set goal of 878 housing units, broken down by income level, to be produced within its city limits. The City must also address the growth needs for extremely low-income households (households earning 30 percent or less of the median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law.

Describe the need for specific types of housing:

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs. The following is the RHNA, broken down by income levels, for the City of Whittier: Very Low (50 percent of AMI) = 114 units; Low (50-80 percent of AMI) = 135 units; Moderate (80-120 percent of AMI) = 146 units; and Above- Moderate Income (over 120 percent of AMI) = 369 units. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households (< 30 percent of AMI) = 114 units, which is assumed to be 50 percent of the very low-income share.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The plan must describe the significant characteristics of the jurisdiction's housing market. This section details the supply of housing currently in the market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	209,800	473,400	126%
Median Contract Rent	667	1,058	59%

Table 17 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	691	5.9%
\$500-999	4,622	39.5%
\$1,000-1,499	4,414	37.7%
\$1,500-1,999	1,416	12.1%
\$2,000 or more	558	4.8%
Total	11,701	100.0%

Table 18 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	345	No Data
50% HAMFI	1,275	190
80% HAMFI	6,525	600
100% HAMFI	No Data	1,048
Total	8,145	1,838

Table 19 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

Table 20 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As previously stated, the RHNA identifies current and future housing needs and this burden is shared by local agencies to support the building of these units through various strategies. The City of Whittier has been allocated a set goal of 878 housing units, broken down by income level, to be produced within its city limits. The City must also address the growth needs for extremely low-income households (households earning 30 percent or less of the median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law.

How is affordability of housing likely to change considering changes to home values and/or rents?

Whittier had a 126 percent% increase in home value from 2000- 2011 (2011 ACS Data). Over that same period of time, medium contract rents increased 59 percent (2011 ACS Data). Precipitous rise in housing costs could lead to many residents, particularly below moderate households and first –time home buyers, unable to afford housing within the City. The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs.

As previously stated, among the 4,055 low income owners, 2,465 households or 61% overpay for housing. Among the 6,645 low income renters, a total of 4,865 renter households or 73% overpay for housing. Cost burdened renters can be assisted by the Los Angeles County Housing Authority’s Section 8 Housing Choice Voucher Program which offers rental assistance to extremely low and very low income families. However, there are no funding resources to provide financial assistance to owners who are overpaying.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The following table shows Fair Market Rents (FMR) as defined by HUD compared to Area Median Rents (AMR) by unit bedrooms for the City of Whittier. Based on the data, AMR for Whittier is comparable to HUD’s defined FMR for two and three bedrooms rentals. However, rents for one bedroom rentals is more than a \$100 more than HUD’s FMR. Due to the relatively close comparison of FMR and AMR, the City’s strategy to produce or preserve affordable housing as defined in the 2014 Housing Element will not change.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent	\$913.00	\$1,103.00	\$1,424.00	\$1,926.00	\$2,145.00
Whittier Area Median Rent	-----	\$1,000.00	\$1,400.00	\$1,900.00	-----

Source – 2007-11 ACS Data and 2014 Housing Element

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The section describe the significant characteristics of the City’s housing market including such aspects as the supply, demand, and condition and cost of housing.

Definitions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,473	41%	5,411	46%
With two selected Conditions	366	2%	1,209	10%
With three selected Conditions	21	0%	48	0%
With four selected Conditions	0	0%	13	0%
No selected Conditions	8,776	56%	5,020	43%
Total	15,636	99%	11,701	99%

Table 21 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	318	2%	19	0%
1980-1999	902	6%	1,662	14%
1950-1979	10,718	69%	6,665	57%
Before 1950	3,698	24%	3,355	29%
Total	15,636	101%	11,701	100%

Table 22 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,416	92%	10,020	86%
Housing Units build before 1980 with children present	190	1%	355	3%

Table 23 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 24 - Vacant Units

Need for Owner and Rental Rehabilitation

According to the 2014 Housing Element, Whittier has a predominantly older housing stock, with only 11% built since the 1970s. Most of the housing (63%) was built in the 1950s or earlier. Homes generally begin to show age after 30 years and require some level of maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation to meet current building codes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Homes built prior to 1978 typically contain lead-based paint. Lead-based paint can cause a number of hazardous health conditions for children (specifically developmental delays). Health hazards occur when the paint chips and is inhaled by residents, particularly children. Since 1978, the federal government has banned the use of lead-based paint. Still, older homes may need to paint over lead-based paint or remove peeling paint.

It is difficult to estimate the number of units built before 1980 that are occupied by low or moderate income families that contain lead-based paint hazards. Each of these units could be at risk of lead base poisoning. According 2011 ACS Data, 92% of owner occupied and 86% of rental occupied were built prior to 1980 and are at risk of lead poisoning. Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

For Entitlement grantees, the plan must provide a concise summary of the needs of public housing, including:

- Identification of the public housing developments in the jurisdiction
- Number of public housing units
- Physical condition of public housing units
- Restoration and revitalization needs of the public housing units
- Number of families on public housing and tenant-based waiting lists
- Results from the Section 504 Needs Assessment of public housing projects located within its boundaries.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments in Whittier.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments in Whittier.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	

Table 26 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments in Whittier.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing developments in Whittier.

DRAFT

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons. Facilities and Housing Targeted to Homeless Households.

The last complete count of homeless people along with housing resources available to them is the 2010 Consolidated Plan. At any given time, Whittier has an estimated 275 people who are homeless, of which 175 reside in some type of a temporary transitional or emergency shelter. That leaves an estimate of 100 chronic homeless people in Whittier who need shelter. In reality, the homeless population is mobile and may move from Whittier to surrounding unincorporated areas. Therefore, the precise number is unknown.

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless.

Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay the rent and is evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

Facilities and Housing Targeted to Homeless Households

Affordable Housing	Needs Statement			
	Emergency Shelter	Transitional Housing	Permanent Supportive	Estimated Total
Whittier First Day	45	-0-	3	48
Women & Children's Shelter	-0-	28	0	28
Salvation Army	-0-	78	0	78
Whole Child	0	21	0	21
Cold Weather Shelter	Up to 40 on seasonal basis			
Total	45	127	3	175

Source: City of Whittier, 2013.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in emergency shelters or transitional housing, or persons in transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena. Below is a list organizations contracted through LAHSA that provides mainstream services, such as health, mental health, and employment services to complement services targeted to homeless persons:

<p>Beyond Shelter Neighborhood Resource Center 5101 S. Broadway, 1st. floor Los Angeles 90037 (213) 252-0772 or (323) 232-9000</p>	<p>Long Beach Multi-Service Center 1301 W. 12th St (562) 733-1147</p>
<p>CHCADA San Gabriel Valley Center 11046 Valley Mall, Whittier (626) 444-9000</p>	<p>Mental Health of America 506 Jackman St., Lancaster (661) 726-2850</p>
<p>Chrysalis 516 South Main Street, Los Angeles</p>	<p>New Direction 11301 Wilshire Blvd Bldg. 206,</p>

(213) 895-7777	(310) 478-3711
DMH Mental Health Clinic 529 S. Maple Los Angeles (213) 430-6700	OOPCC Access Center 1616 7th St, Santa Monica (310) 450-4050
Downtown Drop-In Center 628 S. San Julian Los Angeles (213) 624-4357	PATH Achieve 437 Fernando Court, Glendale (818) 246-7900
E. L.A. Service Center 133 N. Sunol Dr., Los Angeles, (323) 260-2801	PATH MALL 340 Madison Ave, Los Angeles (323) 644-2216
FACTS Older Adults Program 150 W. 7th Street San Pedro (310) 519-6222	South Antelope Valley Emergency Services 37925 Sierra Hwy, Palmdale, (661) 267-5191
Homeless Health Care 2330 Beverly Blvd Los Angeles (213) 744-0724	St. Francis Center 1835 S. Hope St., Los Angeles (213) 747-5347
Family Solutions Access Center 45134 N. Sierra Hwy Bldg. B Lancaster (661) 942-2758	ST. Joseph Drop-In Center 404 Lincoln Blvd., Venice (310) 399-6878
Homeless Integrated Care Outreach Program 5715 S. Broadway, LA. (323) 948-0444	Salvation Army Community Centers Whittier (562) 698-8348, Huntington Park (323) 587-4221
LA Family Housing 7843 Lankershim Blvd. N. Hollywood (818) 982-4091	Volunteers of America Access Center 1760 W. Cameron Ave. Suite 104 West Covina 91790 (888) 506-3337
Los Angeles Youth Network 1550 N. Gower St. LA (323) 957-7364	Weingart Access Center 506 South Main Street, L.A. (213) 833-5020
Tri-Cities Mental Health 2008 N. Gary, Pomona (909) 623-9500	WLCAC Access Center 958 E. 108th Street Los Angeles, (323) 563-4700

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City has a number of facilities that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Facilities serving Whittier residents are briefly summarized below:

- **Whittier Area First Day Coalition.** This facility represents a consolidation of emergency shelter, transitional housing, and social services programs into one center. It includes a 45-bed sleeping facility for single adults. Emergency shelter is provided for 6 months. First Day also has a Health and Wellness clinic run by the Presbyterian Intercommunity Hospital. First Day is the only provider for permanent supportive housing in Whittier.
- **Women's and Children's Crisis Shelter.** This Whittier shelter provides 28 beds for women and children who are homeless due to domestic violence. Stays are for up to 45 days. The Women's and Children's Crisis Shelter also provides food, clothing, individual and group therapy; legal and financial advocacy; and related services to women and their children.
- **Whittier Area Interfaith Council.** The Whittier Area Interfaith Council operates a cold weather overnight rotating shelter program. The program typically operates from November through March, assists 40 individuals per night, and provides two meals per day for 18 days. The Whittier Area Interfaith Council Interfaith Food Center (IFC) is a non-profit 501(c)3 organization located in Whittier. This entity distributed more than 3 million pounds of food annually to needy residents in the area.
- **Salvation Army Whittier/Santa Fe Springs Transitional Living Center.** This 28-room transitional living center for single parent families is located at 12000 E. Washington and it serves 78 individuals. In 2010, the Salvation Army broke ground on a 10-unit apartment complex that will be for low income families, dual parents, and single-parent households.
- **The Whole Child.** The Whole Child provides a range of counseling and intensive therapeutic treatment to children experiencing developmental, psychological, behavioral, social, and family problems. Funded by HUD and the City of Whittier, The Whole Child provides transitional housing by master subleasing apartments for clients. The Whole Child Family Program currently serves 21 clients, providing ongoing support services for existing clients until they are self-sufficient.
- **Southern California Alcohol and Drug Programs.** This agency provides substance abuse prevention and treatment among underserved and disadvantaged populations, of which a high proportion are homeless. Two facilities are available in Whittier's sphere of influence. These include Awakenings (a fully accessible residential recovery program for 14 people) and the Foley House (a 36-bed treatment center for women and children).

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The City of Whittier, as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs. Based on input obtained during the development of the Consolidated Plan, including the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The non-homeless special needs populations include the:

- Elderly
- Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Persons with alcohol or other drug addiction
- Victims of domestic violence
- Public housing residents (does not apply in Whittier)
- Large households
- Female Headed households

HUD refers to individuals with a disabling condition that require some form of special housing accommodations in order to live in independent lifestyle. The City of Whittier includes large households and female headed households as being a special needs population.

Elderly and persons with physical disabilities have similar needs in having homes that are adapted to accommodate their abilities and the need to be in close proximity to or have onsite supportive services. These groups are especially vulnerable since they are usually on a fixed income which limits their ability to find housing that can accommodate their needs within their financial means.

Persons with mental disabilities have the ability to live and work independently or in a group living environment, individuals with severe mental disabilities will need to have constant home care and supervision.

Individuals living with HIV/AIDS and their families have similar needs to the groups discussed before. Access to medical care, counseling, transportation and food would be required with the increase of life expectancy of individuals living with HIV/AIDS. The provision of stable housing can promote the health and wellness of individuals and can decrease risk factors that can lead to the transmission of HIV and AIDS.

Persons with drug and alcohol addictions would need to have access to affordable healthcare and detoxification programs. Homeless persons have a higher rate of drug and alcohol addiction in addition to their need for supportive housing. Detoxification programs participation fees have been out of the financial reach of persons who fall between extremely low and moderate income levels

Victims of domestic violence have an immediate need for emergency shelter services, safe and stable housing and supportive case management to aid in permanently ending the cycle of violence. Most important for this specific population is the provision of housing that provides a safe and confidential.

Female-headed households are a special needs group due to their comparatively low rates of homeownership, lower incomes and high poverty rates, which often makes the search for affordable, decent and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to daycare/childcare, healthcare and other supportive services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Permanent supportive housing is affordable housing in which services are provided to assist residents in achieving and maintaining housing stability. Supportive housing targets individuals or families who are homeless. Residents of such housing ideally pay no more than 30% of their income towards rent and sign standard lease agreements with no limits on the length of tenancy. Permanent supportive housing is a nationally recognized best practice and a critical tool to ending homelessness.

Permanent supportive housing may consist of a variety of housing models that blend into the existing fabric of a community. The housing setting will vary dramatically and be based on a range of factors including the tenant's preference, the type of housing stock available, and the norms and history of a local community's real estate market. However, the most common supportive housing models include apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families; Apartment buildings or townhouses that mix special-needs housing with general affordable housing; Rent-subsidized apartments leased in the open market; and Long-term set-asides of units within privately owned buildings.

The two most prominent programs providing funding for permanent supportive housing are the Supportive Housing Program (SHP) and Shelter Plus Care (S+C) program, both of which are federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The programs provide funds to non-profit agencies or local jurisdictions for the provision of services and rental assistance to individuals and families who are homeless and disabled. Eligible disabilities include a serious mental illness, chronic substance abuse, and AIDS and related diseases. Shelter Plus Care grantees must match the rental assistance with an equal value of supportive services. Shelter Plus Care participants pay 30% of their income towards rent.

According to Gateway Cities COG Initiative to Reduce Homelessness, the region has 677 units of permanent supportive housing. Of the total, there are six permanent supportive housing projects providing 315 units utilizing a project specific model within the Gateway region. Three of the projects, totaling 249 units, are located in Long Beach and are operated by the Mental Health America, PATH Ventures, and US Veterans Initiative. Two of the projects, totaling 42 units, are located in Whittier and are operated by Homes for Life Foundation. One project, totaling 24 units, is located in Compton and operated by A Community of Friends.

Additionally, eight agencies (A Community of Friends, Asian Pacific Counseling and Treatment Center, Mental Health America, New Directions, Inc., Pacific Clinics, SHARP, Southern California Alcohol and Drug Program, and The Serra Project), the Los Angeles Department of Mental Health and the Long Beach Housing Authority provide a total of 362 scattered site units. These rent-subsidized apartment units are located throughout the Gateway region in nineteen of the member cities as well as in County unincorporated areas. Each of the permanent supportive housing programs has a specific population that they primarily serve. Though not mutually exclusive, the units located within the GCCOG region include 208 units for persons with mental illness, 206 units for veterans, 111 units for persons dealing with substance abuse, 70 units for families, 49 units for chronically homeless individuals, and 33 units for persons living with HIV/AIDS.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services of special needs population will include:

- The City will obtain data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age and disability status. The City will compare who is being served to the demographics characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.
- The City will encourage and support the efforts of the County Housing Authority to seek additional Section 8 Housing Choice Vouchers. According to the 2014 Housing Element, 810 residents receive monthly rental assistance under this program, including 210 senior households and more than 600 large and small families.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs with an emphasis on the elderly and frail of elderly.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

DRAFT

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. The City's 2014 Housing Element contains an analysis of potential government constraints and policy's to address them. Below are several programs within the housing element to foster housing production, including new affordable housing. These programs include implementation measures:

- Policy HE-3.1 Rental assistance. Support the provision of rental housing assistance for individuals and families earning lower incomes, particularly special needs households residing in Whittier.
- Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to achieve homeownership in Whittier through the provision of financial or regulatory assistance where feasible.
- Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized rental housing affordable to lower and moderate income and special need households.
- Policy HE-3.4 Housing Incentives. Facilitate the development of a broad mix of prices, types, and affordability of housing products through flexible standards (where appropriate), efficient permitting process, and other assistance.
- Policy HE-3.5 Inclusionary Housing. Support the development of new affordable housing for residents of low and moderate incomes through the implementation of the inclusionary housing ordinance.
- Policy HE-3.6 Collaborative Partners. Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

For CDBG grantees, the plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	332	31	1	0	-1
Arts, Entertainment, Accommodations	3,564	2,954	12	13	1
Construction	1,325	387	4	2	-3
Education and Health Care Services	4,472	9,308	15	40	25
Finance, Insurance, and Real Estate	1,796	1,003	6	4	-2
Information	728	72	2	0	-2
Manufacturing	3,771	793	12	3	-9
Other Services	1,787	1,523	6	6	1
Professional, Scientific, Management Services	2,378	1,159	8	5	-3
Public Administration	0	1	0	0	0
Retail Trade	3,884	3,474	13	15	2
Transportation and Warehousing	1,336	246	4	1	-3
Wholesale Trade	2,557	626	8	3	-6
Total	27,930	21,577	--	--	--

Table 27 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,132
Civilian Employed Population 16 years and over	39,350
Unemployment Rate	8.77
Unemployment Rate for Ages 16-24	20.83
Unemployment Rate for Ages 25-65	5.58

Table 28 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	9,155
Farming, fisheries and forestry occupations	1,896
Service	3,253
Sales and office	11,673
Construction, extraction, maintenance and repair	3,153
Production, transportation and material moving	2,267

Table 29 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,616	53%
30-59 Minutes	13,610	37%
60 or More Minutes	3,871	10%
Total	37,097	100%

Table 30 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,165	462	1,935
High school graduate (includes equivalency)	7,275	708	2,458

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	12,909	871	2,545
Bachelor's degree or higher	8,858	409	1,288

Table 31 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	16	461	785	1,400	1,459
9th to 12th grade, no diploma	1,284	891	1,292	1,733	1,313
High school graduate, GED, or alternative	2,535	2,834	2,766	4,841	2,628
Some college, no degree	4,261	3,588	3,291	5,652	1,987
Associate's degree	428	1,121	916	1,772	577
Bachelor's degree	547	2,050	1,860	2,850	1,122
Graduate or professional degree	31	894	928	1,973	877

Table 32 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,446
High school graduate (includes equivalency)	32,855
Some college or Associate's degree	41,445
Bachelor's degree	53,460
Graduate or professional degree	74,768

Table 33 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

2011 ACS Data reports that there were 27,930 people in the Whittier labor force. Out of the 13 occupational categories listed in the tables above (Table 45), 15 percent of the employed worked in educational services. Generally, pay compensation for educational services and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed

below are so broad, it is difficult to draw more specific conclusions. The next highest employment sectors (with 13 percent of the employed) are retail trade.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

As part of Whittier's 2014 -15 Economic Development Strategy, the City proposes the following activities to address the workforce needs of the community:

- 1) Maintain relationships and communication with the SASSFA WorkSource Center, Rio Hondo College, Whittier College and the Whittier Union High School District, including the Whittier Adult School and programs such as the Regional Occupation Program (ROP).
- 2) Connect employers to SASSFA WorkSource for business services such as employee recruitment and training.
- 3) Refer businesses to County, State and Federal employment programs such as the Welfare-to-Work Program, California Employment & Training Panel, and Federal On-the-Job Training Programs.
- 4) Encourage collaboration between the business community and educational partners for satellite classrooms in commercial areas or other similar opportunities for the mutual benefit of workers and business owners.
- 5) Encourage the business community to offer internships, career development courses, and skills enhancement workshops.

Infrastructure Needs

As the City is urbanized, all major infrastructures are already provided, i.e., streets and other public improvements. Information provided by the service and utility companies also indicates that the present infrastructure is generally sufficient to accommodate planned growth levels. Thus, the capacity of service and facility infrastructure is not considered to be an obstacle to the development, maintenance and improvement of the business sector in the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to Whittier's 2014 -15 Economic Development Strategy, the City of Whittier is presently experiencing a resurgence of commercial activity. Every former auto-dealer site is currently under construction, entitled, in the initial planning stages or negotiations for sale and development. Whittier continues to feel the loss of the \$2.5 million a year from the auto dealerships; however, seeing the formerly vacant sites being developed is exciting. Projects such as the rapidly moving LA Fitness, the Buffalo Wild Wings at the Whittwood Town Center, Dunkin' Donuts at the former Arby's site, Oakmont Senior Living Facility at the former Harris Buick, Pontiac, GMC auto-dealer, is a sampling of the commercial development occurring throughout the city. Other retailers that have recently signed leases or in lease negotiations include European Wax Center, The Joint, A Chiropractic Place, Pizza Studio,

O'Reilly's, Corner Bakery Café, Popeye's and Pieology, proving that Whittier remains desirable to the retail community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Los Angeles Economic Development Corporation's Economic Forecast and Industry Outlook for 2015-2016, health care industry employment is expected to increase by 3.1% to nearly 2.1 million jobs across a range of skill and income levels. Among the 50 occupations in California that are projected to have the most annual job openings (2012-2022), personal care aides ranked at the top with 228,000 annual job openings. Also in the top 50 were registered nurses, nursing assistants and medical assistants. While the number of job openings in these occupations is impressive, with the exception of registered nurses, these are also relatively low paying jobs. A separate review of the 50 *fastest* growing occupations in California shows that 14 are in the health care sector.

Most of the higher paying occupations in health care require high skill/education attainment such as health care social workers, pharmacists and diagnostic medical sonographers. According to 2011 ACS data, half of Whittier's residents are within the 25-64 range and have at least one or more years of college education. Although the City cannot predict the main sources of employment for residents, having residents with high skills and education attainment can better help residents adapt to market downturns, or enable pursuit of new growth industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In June, 2007, the region's education, government, workforce development, labor, business and community leaders formed the Los Angeles Workforce Systems Collaborative to develop a comprehensive economic and workforce development system in Los Angeles to meet the employment and educational needs of our region's low income, and underserved communities. The collaborative is focused on leveraging the collective and individual assets of these systemic partners to create pathways to high demand, high growth industries, and sustainable careers to ensure the economic competitiveness of the Los Angeles region. The goals and objectives of the Los Angeles Workforce Systems Collaborative are to:

- Support industry sector workforce training and sector intermediary initiatives and improve opportunities for low-wage workers;
- Strengthen the region's workforce development system by expanding/ enhancing relationships and sharing resources with various public, private and nonprofit entities;
- Leverage public sector hiring and contracting through City and County departments to facilitate the hiring of area residents; and
- Connect young people to employment opportunities and career possibilities, and move them into self-sufficiency.

When the opportunity arises within the 5 year planning period, the city will support economic development programs through goals within the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Whittier City Council adopts an annual Economic Development Strategy which serves as a work plan and provides direction to staff on Council's priorities for economic development. The Strategy is designed to be a "road map" for a successful Whittier economy and is revised on a yearly basis. Below are principles and goals of the plan:

PRINCIPLES

The city of Whittier is committed to proactive economic development. Accordingly, the principles outlined below are the fundamental rules that will guide economic development in the city.

- It is an appropriate role for the city of Whittier to be involved in proactive economic development activities that address the goals outlined in this Economic Development Strategy.
- The city, where appropriate and within the limitations of law, should provide incentives for quality business investment in terms of retention or attraction in targeted areas. These incentives could include, but are not limited to, general business information; site location assistance; technical assistance referrals; employment linkages; marketing and public information assistance; permit processing and problem solving; financing referrals; economic data and analysis, etc.
- There must be an active partnership between the City, the business community, business organizations such as the Whittier Area Chamber of Commerce, Whittier Uptown Association, residential neighborhoods, etc. as the city cannot be expected to act on its own to achieve the goals outlined in this Strategy.

ECONOMIC DEVELOPMENT GOALS

The following are the general goals established to achieve the city's adopted vision and mission statement related to economic development.

- Promote a strong, diversified and sustainable local economy and enhance the quality of life in the community.
- Increase the city's sales tax revenue growth and tax base.
- Retain and enhance the existing businesses.
- Encourage and promote the development and enhancement of retail areas to achieve a vibrant shopping, dining and/or entertainment experience.
- Encourage active cooperation between the city and local businesses concerning economic development issues.
- Promote local citizen support of businesses located in Whittier.

- Encourage job creation, where possible.

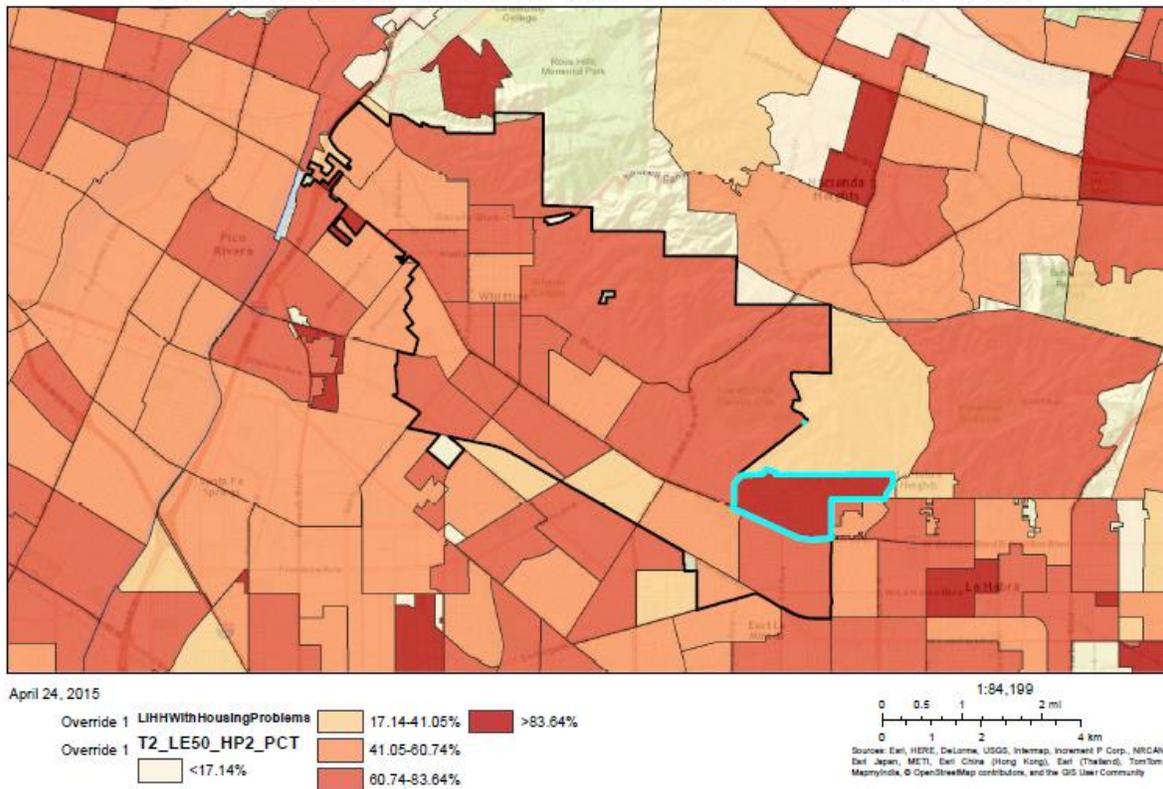
DRAFT

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to the map below, households with multiple housing problems seem to be located primarily in the southeast area of the city. However, there doesn't seem to be a concentration of households with multiple housing problems. Concentration is defined as more than 70 percent of households reporting a problem. Within the area highlighted (census tract 1102), only 68 percent of all households have at least one of the four housing problems (Lacks complete kitchen facilities; Lacks complete plumbing facilities; More than 1.5 persons per room; Cost Burden), thus a concentration is not considered. Of these households, all of them (68%) have cost burden as one of their housing problems. Decreased buying power and median family income not keeping up with inflation has led to many residents spending more than 30% of their income on housing.

Location of Low Income Households with a Housing Problem - City of Whittier



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as any tract where the population of any minority group is ten percent more than the citywide proportion. For example, if one racial/ethnic group represents 20 percent of the population as a whole, but 30.1 percent of a specific census tract within a jurisdiction,

then a racial concentration assumes to exist. Based on 2011 ACS data, no minority group in a specific census tract is ten percent more than the citywide population as a whole.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Whittier's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City has been awarded \$678,001 in CDBG and \$234,792 in HOME funds. These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website.

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain Whittier as a community its residents are proud to call "home". Given the aforementioned five priorities, the City identified five main goals:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Neighborhood Revitalization

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood

**City of Whittier
Area Benefit Neighborhoods**

Census Tract	Block Groups
5012.00	2
5013.00	2
5014.00	1, 2 and 3
5015.03	4
5015.04	1, 3, and 4
5018.01	1, 2, 3 and 4
5020.01	1
5020.02	3, 4
5021.00	1, 2

Source: City of Whittier Community Development Department

Table 34 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The basis for allocating investments reflects the results of input from the following:

- City Council Public Hearing s
- Housing and Community Development Needs Survey
- Public Consultation (e.g., homeless assistance providers, fair housing providers)
- City of Whittier General Fund Budget, FY 2014-2015
- Housing market conditions and influences
- 2014-2021 Housing Element of the General Plan
- Los Angeles Homeless Services Authority, 2009 Priorities

- Consolidated Plan Stakeholders Meeting – April 16, 2015

DRAFT

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
3	Priority Need Name	Support special needs programs and services
	Priority Level	High
	Population	Extremely Low/ Low/ Moderate/ Large Families Families with Children/ Elderly/ Chronic Homelessness/ Individuals Families with Children/ veterans/ Victims of Domestic Violence/ Unaccompanied Youth Elderly/ Frail Elderly/ Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	High
	Population	Non-housing Community Development
5	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development

Table 35 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The program is administered by the Housing Authority of Los Angeles County. The City will encourage and support the efforts of the County Housing Authority to seek additional Section 8 Housing Choice Vouchers. According to the 2014 Housing Element, 810 residents receive monthly rental assistance under this program, including 210 senior households and more than 600 large and small families.
TBRA for Non-Homeless Special Needs	Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying. Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program.
New Unit Production	The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). The City of Whittier has been allocated a set goal of 878 housing units, broken down by income level, to be produced within its city limits. The City must also address the growth needs for extremely low-income households (households earning 30 percent or less of the median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law.
Rehabilitation	According to the 2014 Housing Element, Whittier has a predominantly older housing stock, with only 11% built since the 1970s. Most of the housing (63%) was built in the 1950s or earlier. Homes generally begin to show age after 30 years and require some level of maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation to meet current building codes.
Acquisition, including preservation	At-risk affordable projects are those that could be converted to market rents in the next 10 years (2014-2024); those for which the affordability restrictions have expired and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records show that two projects were considered at risk of conversion—Whittier Lutheran Tower and William Penn Manor—and a third will be at risk of conversion in 2025.

Table 36 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The plan must identify the federal, state, local, and private resources expected to be available to the jurisdiction to address priority needs and specific objectives identified in the Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$678,001					
HOME	Federal		\$234,792					

Table 37 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Agency	Program/Service/Activity
Whittier Redevelopment Successor Agency and Whittier Housing Authority	Affordable Housing Programs (pending)
Community Development Department	CDBG and HOME Program Administration CDBG Programs HOME Programs
Community Services Department	Social Services Commission/Division Information and Referral Office Transit/Accessibility Division Homeless Assistance Programs
Women and Children's Crisis Shelter	Homeless Assistance Provider
Whittier Area First Day Coalition	Homeless Assistance Provider
Salvation Army	Homeless Assistance Provider
Rio Hondo Temporary Home	Homeless Assistance Provider
LINC Housing	Community Housing Development Corporation
Southeast Area Social Services Funding Authority	Senior Needs
Interfaith Food Center	Emergency Assistance (City General Fund)
Housing Rights Center	Fair Housing Services

Table 38 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental and interagency communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in Whittier, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Los Angeles County Department of Public Health HIV Epidemiology Program	Los Angeles County Department of Public Health AIDS Programs and Policy
Beyond Shelter Neighborhood Resource Center 5101 S. Broadway, 1st. floor Los Angeles 90037 (213) 252-0772 or (323) 232-9000	Long Beach Multi-Service Center 1301 W. 12th St (562) 733-1147
CHCADA San Gabriel Valley Center 11046 Valley Mall, Whittier (626) 444-9000	Mental Health of America 506 Jackman St., Lancaster (661) 726-2850
Chrysalis 516 South Main Street, Los Angeles (213) 895-7777	New Direction 11301 Wilshire Blvd Bldg. 206, (310) 478-3711
DMH Mental Health Clinic 529 S. Maple Los Angeles (213) 430-6700	OOPCC Access Center 1616 7th St, Santa Monica (310) 450-4050
Downtown Drop-In Center 628 S. San Julian Los Angeles (213) 624-4357	PATH Achieve 437 Fernando Court, Glendale (818) 246-7900
E. L.A. Service Center 133 N. Sunol Dr., Los Angeles, (323) 260-2801	PATH MALL 340 Madison Ave, Los Angeles (323) 644-2216
FACTS Older Adults Program 150 W. 7th Street San Pedro (310) 519-6222	South Antelope Valley Emergency Services 37925 Sierra Hwy, Palmdale, (661) 267-5191
Homeless Health Care 2330 Beverly Blvd Los Angeles (213) 744-0724	St. Francis Center 1835 S. Hope St., Los Angeles (213) 747-5347
Family Solutions Access Center 45134 N. Sierra Hwy Bldg. B Lancaster (661) 942-2758	ST. Joseph Drop-In Center 404 Lincoln Blvd., Venice (310) 399-6878
Homeless Integrated Care Outreach Program 5715 S. Broadway, LA. (323) 948-0444	Salvation Army Community Centers Whittier (562) 698-8348, Huntington Park (323) 587-4221
LA Family Housing 7843 Lankershim Blvd. N. Hollywood (818) 982-4091	Volunteers of America Access Center 1760 W. Cameron Ave. Suite 104 West Covina 91790 (888) 506-3337
Los Angeles Youth Network 1550 N. Gower St. LA (323) 957-7364	Weingart Access Center 506 South Main Street, L.A. (213) 833-5020
Tri-Cities Mental Health 2008 N. Gary, Pomona (909) 623-9500	WLCAC Access Center 958 E. 108th Street Los Angeles, (323) 563-4700

Table 39 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Community. In LAHSA's FY 15/16 NOFA, funds will be awarded to eight Community programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery system are interdepartmental and interagency communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist residents with special needs including the homeless in Whittier, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

- The City will continue cooperation with agencies and/or special needs population on which it will focus its endeavors to improve the institutional structure.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.
- The City will expend both CDBG and General Fund resources on services that assist seniors and other special needs populations.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Affordability for the Purpose of Creating Decent Housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
2	Improve Sustainability for the Purpose of Creating Decent Housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Lead Base Paint
3	Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services
4	Improve Sustainability for the Purpose of Creating a Suitable Living Environment	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
5	CDBG/HOME Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration

Table 40 – Goals Summary

Goal Descriptions

1	Affordability for the Purpose of Creating Decent Housing	CDBG Housing – Minor Home Repair Grant Program CDBG Housing – Home Modification Grant Program CDBG Housing – Home Improvement Grant Program CDBG Housing – Housing Rehabilitation Loan Program HOME Housing – Home Rehabilitation Loan Program HOME Housing – Acquisition/Rehabilitation – Ownership Housing and/or New Development HOME Housing – CHDO Allocation
2	Improve Sustainability for the Purpose of Creating Decent Housing	CDBG – Lead Based Paint Testing
3	Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment	CDBG – Fair Housing Services CDBG – Public Services CDBG – Code Enforcement
4	Improve Sustainability for the Purpose of Creating a Suitable Living Environment	CDBG – Graffiti Removal CDBG – Public Infrastructure Improvements * CDBG – Public Facility Improvements *
5	CDBG/HOME Grant Administration	Support CDBG/ HOME Funds program oversight and coordination

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). The City of Whittier has been allocated a set goal of 878 housing units, broken down by income level, to be produced within its city limits. The following is the housing allocation for the City of Whittier: Very Low (50 percent of AMI) = 114 units; Low (50-80 percent of AMI) = 135 units; Moderate (80-120 percent of AMI) = 146 units; and Above- Moderate Income (over 120 percent of AMI) = 369 units. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households (< 30 percent of AMI) = 114 units, which is assumed to be 50 percent of the very low-income share.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing developments in Whittier.

Activities to Increase Resident Involvements

There are no public housing developments in Whittier.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

DRAFT

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Whittier residents have a wide variety of housing needs. Some Whittier residents are seeking to purchase their first home or a larger home to accommodate family and children. Others may wish to downsize homes to housing that is more age appropriate, such as senior housing or smaller townhomes that are more affordable and convenient to maintain. Still other residents are seeking to move into their first independent rental apartment. Within its resource limitations, Whittier seeks to improve the ability of residents to secure and maintain adequate and affordable where feasible.

City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. The City lost critical Redevelopment Agency Low and Moderate Housing Set-Aside Funds. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. The City's 2014 Housing Element contains an analysis of potential government constraints and policy's to address them. Below are several programs within the housing element to foster housing production, including new affordable housing. These programs include implementation measures:

- Policy HE-3.1 Rental assistance. Support the provision of rental housing assistance for individuals and families earning lower incomes, particularly special needs households residing in Whittier.
- Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to achieve homeownership in Whittier through the provision of financial or regulatory assistance where feasible.
- Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized rental housing affordable to lower and moderate income and special need households.
- Policy HE-3.4 Housing Incentives. Facilitate the development of a broad mix of prices, types, and affordability of housing products through flexible standards (where appropriate), efficient permitting process, and other assistance.

- Policy HE-3.5 Inclusionary Housing. Support the development of new affordable housing for residents of low and moderate incomes through the implementation of the inclusionary housing ordinance.
- Policy HE-3.6 Collaborative Partners. Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

DRAFT

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. The last complete count of homeless people along with housing resources available to them is the 2010 Consolidated Plan. At any given time, Whittier has an estimated 275 people who are homeless, of which 175 reside in some type of a temporary transitional or emergency shelter. That leaves an estimate of 100 chronic homeless people in Whittier who need shelter. In reality, the homeless population is mobile and may move from Whittier to surrounding unincorporated areas. Therefore, the precise number is unknown. However, using the results from the LAHSA shelter and youth counts, the City is able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions and estimate their individual needs.

Addressing the emergency and transitional housing needs of homeless persons

The State of California requires all local governments to facilitate and encourage the production of housing suitable for homeless people, including emergency shelters, transitional, and permanent supportive housing. The following describes how such uses are currently permitted and, where not permitted, amendments to the Whittier Municipal Code that will be made:

- **Emergency Shelters.** In 2010, the City amended the Development Code to allow emergency shelters as a by-right use in the M (Manufacturing) zone. "Emergency shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less by a homeless person. The code provides location requirements and development standards to ensure that shelters have adequate security measures, personal space, restroom and shower facilities, common space, parking, lighting, and storage, among other provisions. A minimum of 30 square feet of personal space shall be allocated for each client bed, and one parking space is required for every eight adult beds. Onsite personnel shall also be provided during all hours of operation.
- **Transitional Housing.** With respect to transitional housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. These include The Whole Child, Salvation Army,

Whittier Interfaith Council, and others. The housing plan contains a program to update the Whittier Municipal Code to include a definition in the code and to permit such uses by right like any other residential use (single-family, multiple-family, etc.) allowed in the same zone. If residential uses are allowed in a nonresidential zone, transitional housing will also be permitted the same as other residential uses in that zone.

- **Permanent Supportive Housing.** With respect to permanent supportive housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. The Whittier Area First Day Coalition provides one triplex to house families on a permanent basis. There are no other known permanent supportive housing projects in Whittier. The Housing Plan contains a program to update the Whittier Municipal Code to include a definition and to permit such uses by right like any other residential use (single-family, multiple-family, etc.) allowed in the same zone. If housing is allowed in a nonresidential zone, permanent supportive housing will also be permitted in the same manner.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Whittier recognizes and addresses the housing and supportive service needs of its residents with special housing needs, particularly the homeless, through its housing and community development planning efforts and implementation programs. The following goals and policies guide the City's effort in assisting the development and provision of housing affordable to residents.

Goal HE-4 Address the special housing needs of seniors, families with children, disabled people, homeless people, and other Whittier residents with special needs.

Policy HE-4.3 Housing for Disabled People. Support the provision of permanent, affordable, and accessible housing that allows people of all disabilities, including veterans, to live independent lives, and provide reasonable assistance in maintaining and repairing homes when possible.

Policy HE-4.4 Supportive Services. Support efforts to make available coordinated supportive services for persons with special needs, such as seniors, disabled people, homeless people, families, and persons with medical conditions.

Policy HE-4.5 Homeless Services. Support for-profit, nonprofit, and faith based organizations seeking to provide interim and permanent housing solutions along with supportive services to serve those at risk of not securing housing.

Policy HE-4.6 Fair Housing. Promote equal and fair housing opportunities for residents from all walks of life to allow adequate choices to purchase or rent a home or live in a neighborhood that is best suited to their individual needs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in emergency shelters or transitional housing, or persons in transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena. As an active participant in the LACoC program, the residents can access services depending on their level of need. In 2003, the City also established the Veterans and Homeless Affairs Commission to address the needs of these two populations.

For many Whittier homeless, the first entry into the CoC program is through an emergency shelter, where housing and support services move people off the streets and into a safe environment. After immediate needs are met, clients are moved into transitional housing, where support services are provided for a more extended period (e.g., employment, counseling, medical aftercare, and life skills training). The final component of the CoC is permanent housing, with the goal of receiving affordable housing with support services to achieve maximum independence.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In accordance with federal regulations and the City of Whittier's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How are the actions listed above related to the extent of lead poisoning and hazards?

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. Since the age of housing stock in Whittier is relatively young, most built after 1980, the probability of finding lead-based paint in a unit is low. However, the City will continue to provide lead-based paint testing when required.

Lead poisoning education and abatement efforts in Whittier are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Whittier's Housing Rehabilitation Assistance Programs. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of Whittier's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Housing Element of the General Plan

The key policy document setting forth the City's housing goals, policies and program is the *2014-2021 Housing Element*, which was adopted by the City Council in October 2013. The *Housing Element* states that the City has been active in increasing the supply of affordable housing to assist all lower income populations, including female-headed households. The *Housing Element* also indicates that an issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of a single parent household, the parent often becomes unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Density bonuses may be given for the development of childcare facilities that will meet the needs of working families residing in the affordable housing units. The City's density bonus ordinance provides incentives for the provision of childcare facilities in conjunction with the development of affordable housing development. An applicant that includes a child day-care center that will be located on the premises of, as part of, or adjacent to, an affordable housing complex may request one additional density bonus or concession.

Section 8 Housing Choice Voucher Program

The County of Los Angeles Housing Authority assists 879 Whittier households (both City and County Unincorporated) with Section 8 rental assistance. The City continues to support this program and encourages the Housing Authority to apply for additional Section 8 certificates as the opportunity becomes available in the future.

Family Self-Sufficiency Program

During the Consolidated Plan period, the City will continue to support the Family Self-Sufficiency Program operated by the County of Los Angeles Housing Authority. Family Self-Sufficiency promotes the development of local strategies to enable families to achieve economic independence and self-sufficiency. The program is designed to provide supportive services for families who are residents within the Housing Authority's jurisdiction. Supportive services include but are not limited to childcare, education, transportation, counseling, job preparation, vocational training and home ownership workshops.

Upon becoming employed, FSS participants continue to pay rent in accordance with the Housing Authority's housing choice voucher procedures. Whenever the participant's rent increases, the Housing Authority establishes an interest bearing Escrow Account in their name. If the family successfully completes the contract obligations within five years, the family can apply to graduate from the program and receive the accrued portion of their escrow account.

The general concept of the escrow account is that FSS families continue to pay rent in accordance with their incomes (even as their incomes increase due to employment income). As a rule, the amount of the increase in earned income is escrowed. Because there are other factors that affect the family rent, it will

not necessarily be dollar for dollar. The amount escrowed for the family will depend on whether the family is considered a very low- or low-income family.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan as defined within the 2014 Housing Element. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance

DRAFT

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Whittier will follow monitoring procedures identified in the City's Sub-recipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG/ HOME funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

a. Monitoring of Housing and Community Development Projects

1. CDBG Subrecipients

In FY 2015-2016, the CDBG program's subrecipient monitoring functions will have four components:

- **Project Selection:** Prior to selection of an activity for funding, the subrecipient must submit an application describing the program for which they are seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by the Social Services Commission and The City Council to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives.
- **Contract Management:** Each CDBG Subrecipient has an agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG Subrecipients are required to provide semi-annual invoices and reports to the City. The semi-annual report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the City's agreement which is based upon furthering the Consolidated Plan goals and objectives. On a semi-annual basis, the City reviews the invoices and reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.

- **Monitoring Compliance:** In addition to the quarterly review of expenditures and performance, the City performs questionnaire monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Questionnaire. The questionnaire details the City's monitoring standards. City staff and the subrecipient reviews the monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.

Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring comprehensive monitoring. Based on responses to the questionnaire and other criteria at least one third of the subrecipients will be selected for comprehensive monitoring and an on-site visit.

During the monitoring visit, staff will review information that help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. After the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify the corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.

- **Audit:** If the subrecipient expends more than \$750,000 in federal funds during the fiscal year, they are required to perform a single audit and submit a copy to the City. The audit is reviewed and any findings are noted for follow-up.

2. Affordable Housing Projects

Affordable housing projects supported with federal funds (such as the HOME program) and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with occupancy and affordability requirements.

The City will perform the following monitoring functions in FY 2015-2016:

- Provide project owners with new income limits and rent limits;
- Review documentation of tenant income and owner compliance with rent limits;
- Review owner rent increase requests;
- Perform Housing Quality Standards inspection and Code Compliance checks on HOME-funded rental properties in accordance with HOME regulations; and
- Notify owners of any non-compliance and the necessary actions to restore compliance.

3. Loans

Over the years, the City has loaned CDBG funds to property owners through various community development programs to support Consolidated Plan goals, primarily housing rehabilitation loans. For all of the loans administered by the City, Amerinational will complete annual monitoring of title, taxes and insurance. If continued owner occupancy was a requirement of the loan, then the City will collect the necessary documentation, as well. Amerinational will regularly review the loan servicer's monitoring activities and follow-up on delinquent accounts.

4. Program Monitoring

At least quarterly, the City Staff will review CDBG and HOME expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

DRAFT

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The plan must provide a concise summary of the federal resources expected to be available. These resources include grant funds, anticipated program income, and other resources such as private and non-federal public sources that are reasonably expected to be available to the jurisdiction to carry out its Strategic Plan over the course of the program year.

The plan must explain how federal funds will leverage these additional resources, including a description of how matching requirements of the HUD programs will be satisfied.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$678,001					
HOME	Federal		\$234,792					

Table 41 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG and HOME funds from prior years if available) to further support the organizations and individuals receiving federal funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Affordability for the Purpose of Creating Decent Housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
2	Improve Sustainability for the Purpose of Creating Decent Housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Lead Base Paint
3	Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services
4	Improve Sustainability for the Purpose of Creating a Suitable Living Environment	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
5	CDBG/HOME Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration

Table 42 – Goals Summary

Goal Descriptions

1	Affordability for the Purpose of Creating Decent Housing	CDBG Housing – Minor Home Repair Grant Program CDBG Housing – Home Modification Grant Program CDBG Housing – Home Improvement Grant Program CDBG Housing – Housing Rehabilitation Loan Program HOME Housing – Home Rehabilitation Loan Program HOME Housing – Acquisition/Rehabilitation – Ownership Housing and/or New Development HOME Housing – CHDO Allocation
2	Improve Sustainability for the Purpose of Creating Decent Housing	CDBG – Lead Based Paint Testing
3	Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment	CDBG – Fair Housing Services CDBG – Public Services CDBG – Code Enforcement
4	Improve Sustainability for the Purpose of Creating a Suitable Living Environment	CDBG – Graffiti Removal CDBG – Public Infrastructure Improvements * CDBG – Public Facility Improvements *
5	CDBG/HOME Grant Administration	Support CDBG/ HOME Funds program oversight and coordination

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan must provide a concise summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the Strategic Plan. In the template, each eligible program/activity is called a project.

Projects

CDBG (3.3% Cut)	2015-16
<u>Description</u>	<u>Amount</u>
Home Improvement Loan Program	0
Lead Paint Testing	5,000
Home Improvement Grant Program	34,690
Minor Home Repair Program (VICS)	80,000
Minor Home Repair Program (SCRS)	15,000
*SASSFA (15% limit)	35,000
*Salvation Army (15% limit)	7,000
*First Day (15% limit)	6,500
*Graffiti (15% limit)	53,199
Code Enforcement	168,012
*CDBG Administration (20% limit)	125,600
*Housing Rights Center (20% limit)	10,000
Housing Rehab. Administration	138,000
CC/SC ADA Improvement (Stair Rail)	0
Public Facility Improvements (Parks)	0
Public Works (Street Rehabilitation 11-12)	0
Public Works (Street Rehabilitation 12-13)	0
Public Works (Street Rehabilitation 15-16)	0
TOTAL (Calculated)	678,001
Total Available Entitlement Funds (user entry)	678,001
HOME (5.5% Cut)	2015-16
<u>Account</u>	<u>Entitlement</u>
<u>Description</u>	<u>Amount</u>
Housing Rehabilitation	176,094
Rental Housing-Acq./Rehab or New Construction	0
Administration	23,479
CHDO Reserve	35,219
Other Carry-Over Projects	0
TOTAL (Calculated)	234,792
Total Available Entitlement Funds (user entry)	234,792

Table 43 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

**City of Whittier
Area Benefit Neighborhoods**

Census Tract	Block Groups
5012.00	2
5013.00	2
5014.00	1, 2 and 3
5015.03	4
5015.04	1, 3, and 4
5018.01	1, 2, 3 and 4
5020.01	1
5020.02	3, 4
5021.00	1, 2

Source: City of Whittier Community Development Department

AP-38 Project Summary
Project Summary Information

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

City of Whittier
Area Benefit Neighborhoods

Census Tract	Block Groups
5012.00	2
5013.00	2
5014.00	1, 2 and 3
5015.03	4
5015.04	1, 3, and 4
5018.01	1, 2, 3 and 4
5020.01	1
5020.02	3, 4
5021.00	1, 2

Source: City of Whittier Community Development Department

Table 44 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 45 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 46 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan. The City must identify the manner in which its plan will address the needs of public housing during the program year. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation. In this case, The City of Whittier does not operate a Housing Authority.

Actions planned during the next year to address the needs to public housing

There are no public housing developments in Whittier.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing developments in Whittier.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

There are no public housing developments in Whittier.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness is a critical issue for all jurisdictions throughout Los Angeles Metropolitan region. Every community has a homeless population and providing adequate housing and services is significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to coordinate with the Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Housing Authority and financially support local nonprofits through CDBG in eradicating homelessness in Whittier. During Program Year 15-16, the City will allocate CDBG public service funds to the Salvation Army and the Whittier Area First Day Coalition to address homeless needs through the provision of housing and support services.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs of homeless persons in program Year 15-16, the City of Whittier will undertake the following actions as currently permitted by the Municipal Code, where not permitted, amendments to the Whittier that will be made:

- **Emergency Shelters.** In 2010, the City amended the Development Code to allow emergency shelters as a by-right use in the M (Manufacturing) zone. "Emergency shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less by a homeless person. The code provides location requirements and development standards to ensure that shelters have adequate security measures, personal space, restroom and shower facilities, common space, parking, lighting, and storage, among other provisions. A minimum of 30 square feet of personal space shall be allocated for each client bed, and one parking space is required for every eight adult beds. Onsite personnel shall also be provided during all hours of operation.
- **Transitional Housing.** With respect to transitional housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. These include The Whole Child, Salvation Army, Whittier Interfaith Council, and others. The housing plan contains a program to update the Whittier Municipal Code to include a definition in the code and to permit such uses by right like

any other residential use (single- family, multiple-family, etc.) allowed in the same zone. If residential uses are allowed in a nonresidential zone, transitional housing will also be permitted the same as other residential uses in that zone.

- **Permanent Supportive Housing.** With respect to permanent supportive housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. The Whittier Area First Day Coalition provides one triplex to house families on a permanent basis. There are no other known permanent supportive housing projects in Whittier. The Housing Plan contains a program to update the Whittier Municipal Code to include a definition and to permit such uses by right like any other residential use (single-family, multiple-family, etc.) allowed in the same zone. If housing is allowed in a nonresidential zone, permanent supportive housing will also be permitted in the same manner.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process. In addition, the City will continue to coordinate with the Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Housing Authority and financially support local nonprofits, when financially feasible, in eradicating homelessness in Whittier.

During Program Year 15-16 , the City will allocate CDBG public service funds to the Salvation Army and the Whittier Area First Day Coalition to address homeless needs through the provision of housing and support services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process. In addition, the City will continue to coordinate with the Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Housing Authority and financially support local nonprofits, when financially feasible, in eradicating homelessness in Whittier.

During Program Year 15-16, the City will allocate CDBG public service funds to the Salvation Army and the Whittier Area First Day Coalition to address homeless needs through the provision of housing and support services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The jurisdiction should briefly describe the actions it will take during the next year to reduce barriers to affordable housing. Jurisdictions should refer back to MA-40 in the Market Analysis and SP-55 in the Strategic Plan when writing this section.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. The City's 2014 Housing Element contains an analysis of potential government constraints and policy's to address them. Below are several programs within the housing element to foster housing production, including new affordable housing. These programs include implementation measures:

- Policy HE-3.1 Rental assistance. Support the provision of rental housing assistance for individuals and families earning lower incomes, particularly special needs households residing in Whittier.
- Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to achieve homeownership in Whittier through the provision of financial or regulatory assistance where feasible.
- Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized rental housing affordable to lower and moderate income and special need households.
- Policy HE-3.4 Housing Incentives. Facilitate the development of a broad mix of prices, types, and affordability of housing products through flexible standards (where appropriate), efficient permitting process, and other assistance.
- Policy HE-3.5 Inclusionary Housing. Support the development of new affordable housing for residents of low and moderate incomes through the implementation of the inclusionary housing ordinance.
- Policy HE-3.6 Collaborative Partners. Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

AP-85 Other Actions – 91.220(k)

Introduction:

The plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

In addition, the jurisdiction must identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

Efforts to address obstacles to meeting underserved needs will include:

- The City will obtain data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age and disability status. The City will compare who is being served to the demographics characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.
- The City will encourage and support the efforts of the County Housing Authority to seek additional Section 8 Housing Choice Vouchers. As of August 28, 2013, 879 Whittier households receive rental assistance via the Los Angeles County Housing Authority.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.

Actions planned to foster and maintain affordable housing

Below are several programs within the housing element to foster housing production, including new affordable housing. These programs include implementation measures:

- Policy HE-3.1 Rental assistance. Support the provision of rental housing assistance for individuals and families earning lower incomes, particularly special needs households residing in Whittier.
- Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to achieve homeownership in Whittier through the provision of financial or regulatory assistance where feasible.
- Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized rental housing affordable to lower and moderate income and special need households.

- Policy HE-3.4 Housing Incentives. Facilitate the development of a broad mix of prices, types, and affordability of housing products through flexible standards (where appropriate), efficient permitting process, and other assistance.
- Policy HE-3.5 Inclusionary Housing. Support the development of new affordable housing for residents of low and moderate incomes through the implementation of the inclusionary housing ordinance.
- Policy HE-3.6 Collaborative Partners. Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

Funding for Affordable Housing

In absence of Whittier's Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

Actions planned to reduce lead-based paint hazards

Lead poisoning education and abatement efforts in Whittier are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Whittier's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

In accordance with federal regulations and the City of Whittier's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

Actions planned to reduce the number of poverty-level families

Housing Element of the General Plan

The key policy document setting forth the City's housing goals, policies and program is the *2014-2021 Housing Element*, which was adopted by the City Council in October 2013. The Housing Element states that the City has been active in increasing the supply of affordable housing to assist all lower income populations, including female-headed households. The *Housing Element* also indicates that an issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of a single parent household, the parent often becomes unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Density bonuses may be given for the development of childcare facilities that will meet the needs of working families residing in the affordable housing units. The City's density bonus ordinance provides incentives for the provision of childcare facilities in conjunction with the development of affordable housing development. An applicant that includes a child day-care center that will be located on the premises of, as part of, or adjacent to, an affordable housing complex may request one additional density bonus or concession.

Section 8 Housing Choice Voucher Program

The County of Los Angeles Housing Authority assists 879 Whittier households (both City and County Unincorporated) with Section 8 rental assistance. The City continues to support this program and encourages the Housing Authority to apply for additional Section 8 certificates as the opportunity becomes available in the future.

Family Self-Sufficiency Program

During the Consolidated Plan period, the City will continue to support the Family Self-Sufficiency Program operated by the County of Los Angeles Housing Authority. Family Self-Sufficiency promotes the development of local strategies to enable families to achieve economic independence and self-sufficiency. The program is designed to provide supportive services for families who are residents within the Housing Authority's jurisdiction. Supportive services include but are not limited to childcare, education, transportation, counseling, job preparation, vocational training and home ownership workshops.

Upon becoming employed, FSS participants continue to pay rent in accordance with the Housing Authority's housing choice voucher procedures. Whenever the participant's rent increases, the Housing Authority establishes an interest bearing Escrow Account in their name. If the family successfully completes the contract obligations within five years, the family can apply to graduate from the program and receive the accrued portion of their escrow account.

The general concept of the escrow account is that FSS families continue to pay rent in accordance with their incomes (even as their incomes increase due to employment income). As a rule, the amount of the increase in earned income is escrowed. Because there are other factors that affect the family rent, it will not necessarily be dollar for dollar. The amount escrowed for the family will depend on whether the family is considered a very low- or low-income family.

Actions planned to develop institutional structure

- The City will continue cooperation with agencies and/or special needs population on which it will focus its endeavors to improve the institutional structure.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.
- The City will expend both CDBG and General Fund resources on services that assist seniors and other special needs populations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has developed an inventory of public and private housing, health and social services agencies. During Program Year 15-16, the City will assemble the inventory as a directory of services and maintain a point of contact for each agency. Additionally, the City will obtain the agency-specific goals for activities funded with HUD dollars in the 5-Year Consolidated Plan and 1-Year Action Plans and maintain these plans in a resource binder to facilitate coordination in future program years. An example of this effort is coordinating with the Los Angeles County Area Agency on Aging in part through a review of its *2009-2012 Area Plan – Moving Forward to Save Lives*. Another example is the City's close coordination with Whittier Area First Day Coalition, a local homeless services provider and social services referral center located on Whittier Boulevard.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Appendix - Alternate/Local Data Sources

DRAFT