



# Adopted 2021-2029 Housing Element

Revised to Address HCD comments

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## Table of Contents

	Page
<b>1. introduction</b>	<b>I1</b>
overview	I1
housing element scope and purpose	I2
relationship to other general plan elements	I2
public participation	I3
<b>2. community profile/housing need assessment</b>	<b>N1</b>
population and employment characteristics	N1
stock characteristics	N5
special housing needs	N8
energy conservation opportunities	N13
at-risk housing analysis	N14
projected housing need (RHNA)	N15
<b>3. constraints on housing production</b>	<b>C1</b>
non-governmental constraints	C1
governmental constraints	C3
affirmatively furthering fair housing (AFFH) analysis	C33
<b>4. housing resources</b>	<b>R1</b>
regional housing needs assessment	R1
progress towards the RHNA	R2
residential sites inventory	R4
<b>5. 2014-2021 housing element program accomplishments</b>	<b>A1</b>
<b>6. housing plan</b>	<b>H1</b>
goals and policies	H1
implementing programs	H4
summary of quantified objectives	H25
<b>sites inventory appendix</b>	Under Separate Cover
<b>public outreach appendix</b>	Under Separate Cover

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# 1. introduction

## overview

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

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

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

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

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

## housing element scope and content

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

Toward these ends, the Housing Element consists of:

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

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

## relationship to other general plan elements

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

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

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

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

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

## public participation

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

The Housing Element outreach included meaningful, frequent, and ongoing public participation with key stakeholders. Engagement efforts focused on reaching a broad audience by using a variety of methods (workshops, surveys, intercepts, stakeholder focus groups, etc.), broad and proactive marketing (flyers, eblasts, Facebook and Instagram posts, direct mailings, direct emailing, etc.). Outreach efforts based on information obtained from AFFH analysis included targeted areas, for example, local Disadvantaged Communities such as Uptown, and special needs groups (see Appendix for engagement list of recipients). Public notices identified how persons with disabilities could request reasonable accommodations and remote participation was provided throughout COVID-19. Appropriate materials, including advertisements, were provided in English and Spanish. The Housing Element sought and obtained participation of special needs representatives including the Y (YMCA), local churches representing seniors’ housing interests, addiction recovery organizations, and CORE representing low-income housing development.

## envision whittier general plan update

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

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

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

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



In addition, flyers were posted advertising the opportunity to complete the questionnaire. Partner stakeholders promoted the questionnaire to its members. In all, 491 people responded to the questionnaire. The questionnaire asked 22 questions on the following topics:

- issues, opportunities, values in Whittier
- Whittier Boulevard, Uptown Whittier
- safety
- transportation
- health
- parks and recreation
- homelessness
- affordable housing
- respondent demographics

Key findings include:

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

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

- Envision Whittier Public Workshop: Guiding Principles and Opportunities for the Future – This workshop was held June 20, 2018 at Parnell Park. The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City’s standard public noticing protocol. Community partners promoted the event to their members. The workshop’s purpose was to:
  - Share Whittier’s economic opportunities analysis and the results of the second Envision Whittier questionnaire;
  - Solicit input on Envision Whittier’s draft guiding principles; and
  - Solicit input on opportunities for land use/residential and transportation strategies for the City.

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

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

## housing element update

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

The Community noted the following:

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

The City also hosted four Council District-level workshops on November 30, 2020; December 1, 2021; December 9, 2020; and December 10, 2020) and a citywide, mono-language (Spanish) workshop on December 3, 2020. The workshops were conducted to gather input from residents, business owners, housing and social service advocates, local stakeholders, and other interested community members. The Zoom meetings included a PowerPoint presentation (English and Spanish) with discussion documented in real-time using Mural, a virtual whiteboard. The project team leveraged the City’s existing channels of communication. Outreach methods included City and project website, social media posts, bilingual flyers/invitations, a direct mailing, a direct emailing, and e-blasts. The workshop videos (English and Spanish) were posted to the Envision Whittier website for those who could not attend. Workshop summaries were also posted to the Envision Whittier website and emailed to those who provided contact information to ensure that the City captured all input and answered any questions. The workshop summary is provided in this document’s appendices.

Public comments included the following:

- Consider increasing housing densities throughout the community, requiring inclusionary zoning ordinance, reducing parking requirements, and removing the City’s requirement for a minimum housing unit size.
- Look to diversify housing types and affordability to meet all income levels.
- Consider expanding/streamlining ADUs, providing “missing middle” housing, and housing for those who earn too much for income-restricted housing but do not earn enough for market rate housing.
- Provide housing for vulnerable groups such as seniors, undocumented and unhoused persons.
- Require developers/owners to build housing rather than pay in-lieu fees.
- Consider community land trusts, co-living opportunities, and micro-apartments.
- Provide interest free rehab loans for homeowners looking to rent units at affordable levels.
- Partner with non-profit and/or affordable housing developers.

- Create a Transit Oriented District (TOD) around the planned Metro Gold Line station and other high-quality transit corridors with reliable public transit.
- Re-purpose underutilized commercial spaces/sites.
- Add housing/increase zoning in the Friendly Hills area, along Hadley Street, along Whittier Boulevard, in the Uptown Districts and Whittwood Town Center.

Prior to submitting the Draft Housing Element to HCD, the draft was made available through the Envision Whittier website. It was originally posted on May 27, 2021 and the messaging was updated on June 3, 2021. It continues to be posted today.

Several opportunities for public participation were provided at a City Council/Planning Study Session on August 31, 2021, Planning Commission hearing in September 2021, and a City Council hearing on October 12, 2021.

The Adopted Housing Element was revised in early 2022 to address findings from HCD's review (letter dated January 21, 2022) and additional HCD comments via a July 28, 2022 telephone conversation with Mr. Molivann Phlong, HCD. Prior to resubmitting the revised Adopted Housing Element to HCD, the draft was made available through the City of Whittier website. It was originally posted on August 5, 2022 with updated messaging. An email notice of the availability of the revised Element was sent to key local stakeholders, housing advocates, and residents. [insert comments received prior to submittal]. It continues to be posted today. Further opportunity for public participation will be provided at a Planning Commission Public Hearing on August 15, 2022 and at a City Council Public Hearing in October 2022 (date to be determined) for readoption of the Housing Element.

# 2. community profile/housing need assessment

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

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

## population and employment characteristics

### current population and population growth

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

Table 2.1: Population Growth and Projected Growth					
	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
<b>Whittier</b>	85,433	86,801	98,900	1.6%	13.9%
<b>Los Angeles County</b>	9,830,420	10,172,951	11,677,000	3.5%	14.8%

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

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

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

Source: US Census Bureau 2010, 2019 5-year

## age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. As adults spend more time in the workforce and form families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

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

## race and ethnicity

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

## employment

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

## household characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These patterns underscore the need for housing opportunities for people

of all ages and income. The U.S. Census has different definitions for households and family: household is the number of related and unrelated person living together in one unit and family is the number of related persons living together in one unit.

Characteristics for Whittier households are summarized in Table 2.3. The number of households in Whittier has decreased by 364 households (or 1.3 percent) since 2010. Since 2010, the size of Whittier households increased very slightly from 2.96 persons per households to 2.99 persons per households in 2019 per the State Department of Finance estimates. Owner-occupied households constitute 57.5 percent of all households in 2020, while households that are renter-occupied constitute 42.5 percent of all households.

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

## income

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

Certain population groups in Whittier are more likely to experience poverty. Census data estimates that 10.8 percent of Whittier residents live in poverty, as defined by federal guidelines. This proportion is lower



that the County of Los Angeles where 16 percent of residents live in poverty. The proportion of persons or households living in poverty is much higher for Black residents, of which 29 percent live in poverty, and American Indian and Alaska Native residents, of which 21 percent live in poverty. Additionally, 17 percent of residents with a disability and 18 percent of female-headed households live in poverty.

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

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

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

## housing overpayment

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

## stock characteristics

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

## housing stock

In 2020 there are 29,721 housing units in the city. Compared to 2010, Whittier’s housing stock has increased by 130 units. Most of Whittier’s housing stock is made up of single-family homes (69.4 percent) with 29.9 percent of the housing stock being multi-family. Single-family homes also represent most of the housing stock increase from 2010, with 83.8 percent of new units being single-family. Census data indicates that 0.4 percent of owner units and 3.3 percent of rental units are vacant.

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

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

## overcrowding

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

## housing condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Building and Safety program, the City estimates that in 2021, nine red-tagged housing units are in severe need of replacement or substantial rehabilitation due to housing conditions. The City has four HUD-funded housing rehabilitation programs, two of which are overseen by service providers:

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

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

## housing cost

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

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

Table 2.5: Rents in Los Angeles County and Whittier					
Fair Market Rents in Los Angeles County (HUD)					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857
Average Rents in Whittier (RentJungle.com)					
October 2020	Data Not Available	\$1,717	\$2,171	Data Not Available	Data Not Available

*Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development (HUD); RentJungle.com accessed October 2020.*

## special housing needs

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

Table 2.6: Special Needs Groups		
Special Needs Category	Count	Percent
Persons with Disabilities	8,156 persons	9.5% of residents
Persons with Developmental Disabilities	2,597 persons	3.0% of residents
Elderly (65+ years)	12,089 persons 6,567 households	14.0% of residents 23.9% of households
Large Households (5+ members)	3,959 households	14.4% of households
Farmworkers	85 persons	0.2% of labor force
Female Headed Households	4,045 households	14.8% of households
People Experiencing Homelessness	284 persons	N/A

*Source: US Census Bureau 2019 5-year estimates, Southern California Association of Governments 2020, CA Department of Developmental Services*

## persons with disabilities including persons with developmental disabilities

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

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

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Eastern Los Angeles Regional Center serves residents in Whittier. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Whittier, 2,597 persons are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are those ages 18 and older, who comprise 55.3 percent of the total consumers, followed by those ages 0-17, who comprise 44.7 of the total consumers.

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.

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. According to the State Department of Social Services shows 40 adult residential facilities These facilities serve persons 18 to 59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Through implementation of Program 15, the City amended the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to persons with disabilities.

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

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

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

Many Whittier seniors reside in conventional single-family homes. Beyond conventional housing, however, Whittier also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing, maintaining existing senior housing, permitting assisted living facilities, and assisting with home repairs and provision of services. The City offers approximately 438 affordable housing units reserved for lower income seniors. The majority of these projects are intended

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

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.

## large households (5+ members)

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

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

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. The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Housing choice vouchers are provided to approximately 632 eligible family households earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

According to City records, Whittier has one deed-restricted apartment projects that provide 20 affordable housing units (see Table 2:7: Table 2.7: Affordable Housing Developments). Additional affordable family apartment projects are located just outside the City's borders. During the 2021-2029 planning period the City will be proactive in creating affordable housing units in the Whittwood Town Center Specific Plan areas and on City-owned property in the Uptown Specific Plan area. The City is also exploring re-establishing the inclusionary housing requirements (Ordinance 2910) as a mechanism to increase the supply of affordable housing throughout Whittier.

## farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In Whittier, only 85 residents, or 0.2 percent of

the workforce are farmworkers (work in the agriculture, forestry, or fishing and hunting industry). Due to the low number of agricultural workers in Whittier, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Whittier. Due to the small number of farm workers in the City, the housing needs of farmworkers can be met through programs addressing housing needs for families and lower income households.

## female-headed households

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

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. The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Housing choice vouchers are provided to approximately 632 eligible family households earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

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## people experiencing homelessness

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

The City has been very proactive and a leader on homelessness prevention in the region. There are many services and resources in place for the homeless population and there is strong grass roots community

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

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

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

## **extremely low income households**

Extremely low-income (ELI) is defined as households with income less than 30 percent of area median income. An estimate of the number of ELI households is provided in in Table 2.3: Household Characteristics by Tenure. Using Comprehensive Housing Affordability Strategy (CHAS) data Table 2.3 shows that 15 percent of the City's total households (4,165 households) were classified as extremely low income (0-30 percent of AMI). Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households.

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 1,025 units, the City has a projected need of 512 units for extremely low-income households.

Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including changing the City’s land use policy to include Low-Barrier Navigation Centers as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101. State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional Housing is currently permitted as a residential use in the Uptown



Whittier Specific Plan area. However, the Whittier Municipal Code does not provide zoning and development standards that facilitate the siting and development of transitional and supportive housing in all residential zones. Program actions for the 2021-2029 planning period include land use policy changes to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting, and clarifying siting requirements for SROs. The City will also expand incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. The City will also provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.

## **energy conservation opportunities**

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

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

## **at-risk housing analysis**

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

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

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

## preservation and replacement options

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

## rental assistance

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

## transfer of ownership

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

## construction of replacement units

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

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

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

## projected housing need (RHNA)

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

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

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

## 4. housing resources

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

### regional housing needs assessment

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

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

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

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

## progress towards the RHNA

### credits

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the planning period, jurisdictions may count toward the RHNA housing units permitted or approved after this date (or starting July 1, 2021) to the start of the Housing Element planning period (October 15, 2021). Since July 1, 2021, 18 housing units have completed, issued, or approved in Whittier (Table 4.2). These units include 5 single family units (above moderate-income affordability) and 13 Accessory Dwelling Units (ADUs) (moderate-income affordability based on market rents for studio apartments).

### approved and proposed projects

#### *Approved Projects*

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

#### *Proposed Projects*

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

After credits, approved and proposed projects are considered, the City has a remaining RHNA of 2,867 units.

**Table 4.2: Approved and Proposed Projects**

Project Name	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
<b>Credits</b>					
Units Permitted	0	0	13	5	18
<b>Approved Projects</b>					
Lincoln Specific Plan (undeveloped capacity) *	0	0	0	231	231
6747 Pickering Ave. (6-unit apartment)	0	0	0	6	6
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>237</i>	<i>237</i>
<b>Proposed Projects</b>					
7941 Greenleaf Ave.	0	0	0	17	17
14021 Whittier Blvd.	0	0	0	22	22
8343 College Ave.	0	0	0	30	30
11716 Floral Ave.	0	0	0	25	25
16424-16440 Whittier Blvd	0	0	0	54	54
13518 Mar Vista	0	0	0	2	2
8315-8319 Greenleaf Ave.	0	0	0	17	17
6018 Norwalk Blvd.	0	0	0	19	19
9829 La Serna	0	0	0	44	44
11280 1st Ave.	0	0	0	11	11
12823 Hadley St.	0	0	0	10	10
6712 Washington Ave.	0	0	0	11	11
Village Inn 7232 Greenleaf Ave.	0	0	0	4	4
12826 Philadelphia St.	0	0	0	51	51
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>317</i>	<i>317</i>
<i>Total Credits, Approved Projects, and Proposed Projects</i>	<i>0</i>	<i>0</i>	<i>13</i>	<i>559</i>	<i>572</i>
<b>2021-2029 RHNA</b>	<b>1,025</b>	<b>537</b>	<b>556</b>	<b>1,321</b>	<b>3,439</b>
<b>Remaining RHNA</b>	<b>1,025</b>	<b>537</b>	<b>543</b>	<b>762</b>	<b>2,867</b>

\* Note: The Lincoln Specific Plan was adopted in 2015 on the former site of the Fred C. Nelles Youth Correctional Facility approximately 1.3 miles east of the San Gabriel River/I-605 Freeway along Whittier Boulevard, the primary access corridor and only Major Arterial in the city. The project site is approximately 75.6 acres and has a total capacity of 750 units in several land use density ranges from 2-7 du/ac to 25-35 du/ac. As of January 2021, the Specific Plan had a remaining, undeveloped capacity of 231 housing units.

## residential sites inventory

Housing Element law requires jurisdictions demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Whittier has a remaining RHNA of 2,867 units. The City has various residential and mixed-use development opportunities on sites that are either currently available or will be made available through rezoning. These sites show sufficient capacity to meet and exceed the identified housing need. A detailed listing of sites, consistent with State law, is included in the document Appendix.

### *Sites Inventory Assumptions and Methodology*

#### *Realistic Capacity*

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

- Lower-density residential sites: realistic capacity for sites in land use designations that allow 15 or less units per acre is calculated at maximum density allowed (this includes the Hillside Residential, Low Density Residential, and Medium Density Residential designations). The identified sites in these designations are vacant and because there is very little vacant land left for development, these sites are expected to develop at maximum densities, which are relatively low density in nature. The Hillside Residential designation allows up to three units per acre, the Low-Density Residential designation allows up to seven units per acre, and the Medium Density Residential designation allows up to 15 units per acre. These maximums are consistent with existing development in those designations.
- Specific plan sites: Outside of any City-owned sites, site capacity in the Uptown Specific Plan is based on allowed uses and intensities. While most areas of the Uptown Specific Plan allow development over 50 units per acre, the Uptown Core area is expected to be the densest and include a higher proportion of non-residential uses. The Uptown Center and Uptown General designations assume less dense development and a higher proportion of residential development. The methodology for calculating realistic capacity in the Specific Plan takes into consideration the demand for residential and non-residential development by only using a part of the site's acreage to calculate capacity. Sites in areas that are expected to have more non-residential uses (Uptown Core and Center areas) use only 50% or 75% of site acreage respectively. Overall, the methodology reflects development trends seen in this area and in the different Plan sub-areas and is a conservative approach as many of these sites allow over 50 units per acre. Development trends in Uptown area and in adjacent neighborhoods show a strong demand for residential development. Two current projects in the Uptown Center area of the Specific Plan provide an example of the residential demand in the Uptown area. The City is moving forward on development of 344 rental and ownership units on 6.64 acres of property among eight non-contiguous, but close proximity, sites in Uptown Whittier with an overall density of almost 52 units per acre. 139 of the units are anticipated to be affordable to very low- or moderate-income households and the City is using between \$7 to \$8 million dollars from the Whittier Housing Authority's Low- and Moderate-Income Housing Asset Fund (LMIHAF). Another housing development called The Comstock proposes 52 units 0.82-acre parcel for a density of 63 units per acre. Uptown sites outside the City owned sites account for a very small part of the sites used to

address the RHNA. Specifically, only 68 units (or 2.4%) of the sites inventory used to address the RHNA. In the Uptown Core area, the site inventory assumes only 19 units (in the moderate-income affordability category). This low estimate is due to the size limitations and assumed inclusion of non-residential uses. As a reflection of the type of development demands there is in the City, Whittier has seen many new primarily residential developments in the last few years, the largest of which is located at Whittier Boulevard and Philadelphia Street on 74 acres in a development called The Groves, Whittier. This catalytic project is currently under construction and includes 750 residential units and over 140,000 square feet of commercial space. A revitalization project at the Whittwood Town Center is envisioned as a mixed-use center, integrating residential, hotel, commercial retail, landscaping, and circulation improvements within the City of Whittier. A proposed amendment to the Whittwood Town Center Specific Plan is anticipated to provide development capacity of up to 1,350 high-density residential units in conjunction with up to 600,000 square feet of mixed-uses integrating various commercial-retail, restaurants, hotel, and service type uses. The methodology also considers lot size by limiting density on small sites which may have difficulty being developed at higher densities. To calculate residential capacity, the following assumptions are made:

- Uptown Core: 50 percent residential at 50 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
  - Uptown Center 75 percent residential at 40 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
  - Uptown General and Edge: 100 percent residential at 30 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
- 
- Higher-density residential sites: realistic capacity for sites in the Medium High Density Residential (MHDR, 15.1-25 units per acre) designation assumes development at 80 percent of maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout. Due to the limited availability of high-density residential land, many property owners and developers may opt for a density bonus to increase the unit count. Realistic capacity for sites in the High Density Residential (HDR, 25.1-35 units per acre) designation assumes development at 90 percent of maximum allowed density (or 32 units per acre). Starting in 2021, residential projects in California with on-site affordable housing can get a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the Density Bonus Law—the maximum bonus was 35 percent. This allows for densities upward of 50 units per acre. Most of the residential sites are in the High-Density Residential designation along the eastern end of Whittier Boulevard. In this area, the Whittier Specific Plan will be replaced by the HDR designation and development of residential uses is expected to increase based on increased density potential and because development outside the Specific Plan framework will not be subject to the more rigorous design standards that constrain development projects in this area. Overall, the realistic capacity estimate is conservative and is only increasing expected density by two units per acre higher than what is currently allowed near single-family neighborhoods.
  - Mixed-use sites: To ensure that the realistic capacity for sites in the City’s three mixed-use designations takes into consideration the development of non-residential uses for mixed-use projects, such as ground floor commercial uses, only a portion of the site acreage is used in the



capacity calculation. As non-residential development components are accounted for, the maximum density is used for the residential component of the site. This provides for a conservative estimate of development potential as many of the identified mixed-use sites can achieve higher residential capacity. For example, Mixed Use 1 (MU 1, 20-30 units per acre) assumes 50 percent of site acreage will be used for residential uses, Mixed Use 2 (MU 2, 25-40 units per acre) assumes 75 percent of site acreage will be used for residential uses, and Mixed Use 3 (MU 3, 25-40 units per acre) assumes 80 percent of site acreage will be used for residential uses. This calculation reflects the potential for development of non-residential uses and results in densities that are realistic and conservative. Realistic capacity also takes into consideration the areas where these designations will be applied. The Mixed Use 1 designation is expected to yield lower densities based on the site location and configurations, along a major corridor but overall smaller properties. Mixed Use 2 is applied to areas along corridors as well but on properties with generally larger lot sizes. The Mixed Use 3 designation is applied to larger properties including four commercial centers. The realistic capacity calculation assumes that most existing uses on these centers will remain on the sites and as such a lower density yield is assumed. The Mixed Use 3 designation is also applied to an area near a future transit station. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, walking distance from three sites located in the immediate area. Construction of the light rail extension is expected to start by 2023. The City expects demand for much higher densities near this new, major transit stop. These assumptions are realistic and somewhat conservative as sites in the MU 3 designations can achieve much higher densities (up to 60 units per acre) through the provision of community benefits. As part of Housing Element implementation, the City will be creating new zones and development standards to implement the General Plan including three Mixed-Use designations and will ensure that maximum densities can be achieved.

- In October 2021 the City of Whittier adopted a new general plan that includes three new mixed-use designations, as such there is a limited established mixed use development track record in the City. The reduction of acreage to ensure that capacity is not overestimated is a reasonable and conservative approach. Mixed use development in nearby cities also shows the potential for development of mixed-uses in Whittier. In late 2021, the nearby City of Montebello approved a 132-unit, mixed use, affordable project on 1.5 acres (88 units per acre) along Whittier Boulevard. In the neighboring City of Pico Rivera, a developer has proposed a six-story, 255-unit mixed-use development on a 2.85-acre site (89 units per acre) located at 8825 Washington Boulevard. The site is located along a major commercial corridor which includes the Pico Rivera Towne Center to the north and the Pico Rivera Market Place to the east. South of Whittier, in the City of Norwalk, a large mixed-use development is under review. An application for a mixed-use development on an 8.06-acre swap meet site includes 3,000 square feet of commercial flex square footage and 209 rental housing with a proposed density is approximately 26 du/acre. To the east of the City in the City of Fullerton approved in 2017 a 295-unit mixed use project on 4.79 acres (61.5 units per acre) formerly used for car sales at 600 West Commonwealth. The development was built in 2020.
- In July 2022, less than nine months after the General Plan allow for mixed use development, the City of Whittier approved the La Serna Townhomes project

application. The project site's Mixed Use 1 designation provides for 20-30 dus/ac. In accordance with the Mixed Use designation, the La Serna project proposes an all residential development. The La Serna Townhomes, a 42-unit three-story townhome-style development on 1.8 acre La Serna Drive site, represents 23.3 units/acre. The La Serna Townhomes will provide two and three-bedroom units and amenities appropriate for families. The La Serna Townhomes project exemplifies Whittier's residential development demand and the new mixed use designations acting as a catalyst for new residential units on an infill site.

### *Site Selection and Suitability of Non-Vacant Sites*

To identify additional sites with potential for new development or recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
  - Age of structure
  - Existing uses are not higher-density residential (condominiums or apartments)
  - No recent, significant enhancements have been made (exempt enhancements include site cleanup or paint)
  - Characteristics of existing uses such as declining uses and large underused portions of the property.
  - Location near recent development activities on properties exhibiting similar characteristics or near catalyst uses.
  - Potential for lot consolidation is also taken into consideration including common ownership of adjacent parcels.

Different approaches by site type are discussed below.

#### *Uptown Whittier Sites*

All but one of the identified sites in the Uptown Whittier Specific Plan are vacant and as such there are no existing uses to limit development potential. One site, a 0.96-acre site, is currently developed with a church that is in search for a buyer to reuse the site and structure for development of residential units. This non-vacant site is included in the inventory because there is expressed developer interest on the site and a potential, preliminary project.

#### *Whittier Boulevard HDR sites*

The City's residential neighborhoods are largely built out. Future residential development must rely on underutilized commercial properties where residential uses are permitted. The Whittier Boulevard corridor. Since the 1940s, Whittier Boulevard has developed much like a suburban commercial strip, resulting in scattered and unfocused auto-oriented retail and services, convenience and big-box uses, drive-through restaurants, and sporadic office and industrial uses. As the City's main commercial thoroughfare and primary distributor within the City's transportation network, Whittier Boulevard presents an opportunity to evolve from a commercial strip to a series of walkable mixed-use and employment districts. Site identification focused on older underdeveloped sites under the new General Plan designation. The City's new Genal Plan designates portions of Whittier Boulevard (east of Whittwood

Town Center) for development of High Density Residential (HDR) uses. This includes two- to three-story multi-unit residential buildings, with four stories acceptable where context appropriate, such as garden apartments and stacked flats. The most significant factors in site selection were age and land to improvement values. All HDR sites on Whittier Boulevard were built prior to 1980 (more than 40 years old). All but two parcels have land values greater than the improvement values. The two sites that have higher improvement values were chosen because they have structures that are 40 to 50 years old and can accommodate residential development at a more significant level and another is a former furniture store turned church in a building built almost 50 years ago. The potential additional residential density and the more streamlined development process under the new General Plan designation presents a significant incentive for redevelopment of these chosen sites.

#### *Mixed-Use Sites*

To address a housing shortage, an aging building stock, and underused auto-oriented development along Whittier Boulevard, the new General Plan introduces three mixed-use designations that allow for residential uses at densities ranging from 20 to 60 dwelling units per acre. The intent for the new mixed-use designations was to provide places to integrate housing with concentrated activity and business hubs in a walkable/bikeable environment. Most of the mixed-use sites are located along Whittier Boulevard which presents an ideal opportunity to evolve from a commercial strip to a series of walkable mixed-use and employment districts. All underutilized mixed-use sites have existing uses that are over 30 years old. For parcels with available data on land and improvement values, all but two parcels have land values greater than improvement values. One of the parcels with higher improvement value is part of a larger site (an older commercial center). When looked at as a full site, the center has a land value greater than the improvement value. The second site has a single-story retail building (Dollar Yes) built over 60 years ago with significant tenant turnover (was previously a fish and pet store). The potential additional development density/intensity presents a significant incentive for redevelopment of these sites.

#### *Commercial Centers*

Four commercial centers are included in the sites inventory and development of mixed uses is expected on these sites. Typical of many suburban commercial centers, the identified sites have large, surface parking areas and are one story structures (with the exception on one part of the site on the far east side of The Quad at Whittier site). Development of these properties can occur without removing current uses and the realistic capacity calculations assume as much. While modifications to the buildings may happen, most uses are expected to remain, including major anchors such as the Target store at the Whittwood Town Center. These four sites were chosen because they are considered realistic redevelopment opportunities based on property owner interest, location near development catalyst uses, and the redesignation under the new General Plan to allow for the addition of higher density residential uses. The change in land use is expected to add significant incentive to property owners. Converting underutilized commercial space into higher density housing is gaining more traction from local jurisdictions, especially as e-commerce has made it harder for brick-and-mortar retailers to compete. The four commercial sites included are also relatively older and ripe for redevelopment (that can maintain the original structures). The Whittier Marketplace was built in 1992 (29 years old) and the Big Lots center was built in 1976 (45 years old) the County assessor data shows no subsequent new construction or major rehabilitation. Most of the Quad at Whittier center as built in the early- to mid-1990s (25 to 30 years old) with one corner pad built more recently (2000 or more than 20 years old)). At the Whittwood Town Center half the site was

built between the 1960s and 1980s (60 - 40 years old) while some of the newer portions were built in the early 2000s (15 years old ). The newer part of the center is home to a Target store which expected to remain.

### *Non-Vacant Sites*

A vacant site is a site without any houses, offices, buildings, parking lot, or other significant improvements on it. The City of Whittier is entirely built out with little to no vacant land remaining. Nonvacant, underutilized sites will be relied on to meet the identified housing need for the 6th Cycle RHNA. Existing uses on the sites do not pose a constraint to development and are expected to transition during the planning period. As discussed above, most identified sites with existing uses were built over 30 years ago and most have land values that exceed improvement values. The identified sites have older and underutilize uses and the new General Plan presents a significant increase in allowed development density/intensity. The new land use designations under the General Plan presents a significant incentive for redevelopment of these sites.

City staff has indicated that the demand for housing in Whittier is high even for sites developed with or zoned for non-residential uses. This demand for housing and recent actions by the City make reuse of non-vacant land feasible. The summary of recent projects where residential development is currently occurring shows that there are a variety of existing uses that are being recycled and replaced with housing, ranging from small-scale commercial, offices, and parking lots. This accelerated demand for non-residential land for new residential development is also occurring in the general region due to the high demand for housing. In response to this trend of accelerated demand for non-residential land for new residential development, the City of Whittier as part of their General Plan update (adopted in 2021) added residential capacity to properties where residential development was not allowed or was limited by the permit and processing requirements. The City rescinding an older specific plan, Whittier Boulevard Specific Plan, and redesignated specific portions of the corridor to allow for High Density Residential Development (HDR, 25.1-35 du/ac density) provides an opportunity for a more streamlined, straightforward development process. The streamlined development process is achieved because the rescinding and redesignation eliminates the Specific Plan's design standards and guidelines that required most projects to undergo a conditional use permit process for development hardships. As such, the new designation will permit the housing as a matter of right. The addition of three new mixed-use designations was in response to expressed interest by property owners, aging uses combined with underutilization of land, and their location along the City's major transportation corridor. The General Plan includes new mixed-use designations near concentrated activity hubs along Whittier Boulevard that provide opportunities for clustering similar and compatible uses, supporting economic development, and creating brand identity. Designated nodes and catalyst sites include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan. Key existing commercial centers, including the City's two largest centers, also have new mixed-use designations. This change reflects realistic redevelopment opportunities based on property owner interest, location near development catalyst uses, and the redesignation under the new General Plan to allow for the addition of higher density residential uses. The change in land use is expected to add significant incentive to property owners. Converting underutilized commercial space into higher density housing is gaining more traction from local jurisdictions, especially as e-commerce and remote work trends continue to empty brick-and-mortar stores across the country.

- 9829 La Serna Drive: the 42-unit residential project on a 1.8-acre site formerly used for a restaurant. The site allows for 100 percent non-residential development. The project included consolidation of two parcels. The project was approved in Spring 2022.
- Florence Homes, a 17-unit Detached Single-Family development at 8315/8335 Greenleaf Avenue was approved in 2021 on a 1.2-acre parcel previously in use as an industrial/commercial building.
- A revitalization project at the Whittwood Town Center is envisioned as a mixed-use center, integrating residential, hotel, commercial retail, landscaping, and circulation improvements. The Whittwood Town Center Specific Plan is proposed to be amended to allow up to 1,350 high-density residential units in conjunction with up to 600,000 square feet of mixed-uses integrating various commercial-retail, restaurants, hotel, and service type uses.
- The City is moving forward on development of 344 units on 6.64 acres of property among eight non-contiguous, but close proximity sites in Uptown Whittier with an overall density of almost 52 units per acre. 139 of the units will be affordable to low- or moderate-income households. The properties allow for a variety of uses including 100 percent nonresidential uses. Selection of developer was completed in early 2022.
- 11716 Floral Drive: in October of 2021, the City approved 25-unit detached residential project on 2.54 acres of surplus church property and modifications to the existing Trinity Lutheran Church.
- 12826 Philadelphia Street: An application was submitted for the development of a new 52-unit, four-story (including loft units) multi-family residential project located at 12826 Philadelphia St. (southwest corner of Philadelphia St. and Comstock Ave.). The 0.82-acre property is currently developed with a large commercial building used for medical businesses. The application is under staff review.
- A 54-unit residential project is being developed at the former Blue Hills Nursery site (16440 Whittier Boulevard) and building permits for model homes are anticipated to be issued in 2022.
- A 32-unit, three-story residential townhome project is under construction on a 1.6-acre property at 11757 Hadley Street and expected to be completed by the end of summer 2022. The site was previously in use as a gas and service station.
- Construction of the Park Place apartments at the former Toyota Used Car site is ongoing. The 50-unit residential project should be complete by the second quarter of 2022. The property was previously in use as surplus parking for the car dealership.
- Construction of the 32-unit, three-story combination of detached and attached townhomes at on a commercial property located at Workman Mill Road near Beverly Boulevard. The 2.0-acre site was previously in use as an office building and parking lot. The project was completed in 2021.
- A proposal is currently under review for a 25-unit senior housing project at 6018 Norwalk Avenue. The site is developed with commercial uses and the original application proposed a mixed-use project which was later revised to include only residential uses.
- A proposal is currently under review for the development of an 18-unit, four-story apartment building located at 7935-41 Greenleaf Avenue. The site is located along a commercial corridor and was previously developed with commercial uses.
- A proposal is currently under review for a 13-unit, three-story development on a 0.83-acre property located at 12428 Washington Boulevard. The property was previously in use by the

Former Southern Pacific Railroad and surrounded by a restaurant, parking lot, hospital/medical, and commercial uses. The project includes consolidation of two parcels.

- Construction is underway for a 60-unit apartment complex at 8016 Santa Fe Springs Road. The property was previously in use for car-related services.
- A 76-unit apartment building was developed in 2019 at 14339 Whittier Boulevard on a property that was previously in use as a Mitsubishi automobile car dealership.

Uses on the projects identified above are similar and consistent with uses on identified sites (to accommodate the lower income RHNA based on site size (greater than half an acre), locations, and uses. The example projects' former uses run the full gamut from churches, medical buildings, a plant nursery, former gas station, office space, car dealership, and a host of other commercial and industrial uses. The example projects are also located in areas where the site inventory identifies new residential capacity under the proposed rezoning actions, particularly in the High Density Residential and Mixed Use areas along Whittier Boulevard, where the down-sizing of brick and mortar retail stores has created opportunity for reuse as residential. The City regularly receives developer inquiries for parcels now designated for high density residential and mixed use. Furthermore, the underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. Their existing uses are the same or similar to those of the inventory sites. Furthermore, the existing uses on the inventory sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for redevelopment. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included.

In general, the market in Whittier and the Gateway Cities region supports housing as the highest and best use of property, yielding highest returns for property owners, especially in existing neighborhoods, along corridors, and in areas such as the Uptown Specific Plan, with access to goods, services, and high-quality transit. The City has had ongoing communications with local housing developers, who have confirmed that home builders and property owners are interested in repurposing commercial properties in Southern California, including Whittier. Similar interest and projects have yielded positive results in nearby cities.

- City of Pasadena: In Pasadena, the 10 West Walnut project now under construction will result in 394 residential units, ground-floor retail/restaurant space, and a five-story office building, all being constructed on a former surface parking lot serving the Parsons corporate office building.
- City of Redondo Beach: In 2019, Redondo Beach approved a proposed overhaul of the South Bay Galleria, an enclosed shopping mall. The reinvention will retain commercial uses in an open-air configuration while providing 300 new apartments, a 150-room hotel, and public gathering spaces.
- The City of Santa Fe Springs: An applicant has submitted plans to build 63 three-story residential development at 11733 Florence Avenue (a former The Church of Jesus Christ of the Latter-day Saints site).

### *Small Sites and Lot Consolidation*

The sites inventory assumes some consolidation of parcels although most multi-parcel sites to address the lower-income RHNA were selected because they are under common ownership or function as a single site. Small sites (under 0.5 acres) are not assumed to be consolidated and are not credited toward the lower-income RHNA regardless of densities allowed. Lot consolidation for development is not a constraint

in this area of the City and in general is necessary for most development projects given that redevelopment is occurring in areas with a smaller parcel footprint. This situation is not unique to Whittier, as most urbanized older cities in the area have parcel and lot sizes that will need to be adjusted to achieve larger and high-density projects. Expecting fully developed, urbanized cities to have readily available and adequately sized individual properties to accommodate the housing need identified by the State is unrealistic. To encourage and support lot consolidation, the City will adopt additional incentives and subsidies to support lot consolidation including designating lot consolidation as one of the types of benefits eligible for additional density through the Community Benefit program. As part of the Zoning update, adopt additional incentives for projects (outside the community benefits zones) that include lot consolidation as a way of adding more residential units to a project that includes affordable or special needs housing. The following recent or current projects include lot consolidation:

- 9829 La Serna Drive: the 42-unit residential project on a 1.8-acre site formerly used for a restaurant. The project includes consolidation of two parcels and is expected to be considered by the Planning Commission in May 2022.
- A proposal is currently under review for a 13-unit, three-story development on a 0.83-acre property located at 12428 Washington Boulevard. The project includes consolidation of two parcels.
- A 54-unit residential project is being developed at the former Blue Hills Nursery site (16440 Whittier Boulevard) and includes consolidation of two parcels.
- The 6.64-acre Alpha Beta and Uptown North sites include 18 separate parcels, the majority of which will be consolidated to produce up to 344 new housing units.
- A 32-unit, three-story combination of detached and attached townhomes at the former ICC site is located off Workman Mill Road and included consolidation of two parcels. The project is now complete and building permits were finalized in mid-2021.
- A 17-unit, two-story single-family home development at 8315-19 and 8335 Greenleaf Avenue was approved in early 2022 and included consolidation of three parcels.
- The City is currently working with an applicant on the development of an 18-unit, four-story apartment building located on Greenleaf Avenue which includes consolidation of two parcels.
- There is a current proposal under review for a 13-unit apartment building on a 0.83-acre site vacant located on Washington Boulevard which includes consolidation of two parcels.

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

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

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

*Assembly Bill 1397*

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

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

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



## detailed sites inventory

### *Accessory Dwelling Units*

Consistent with state law, a projection of ADU development during the planning period is included in the site inventory. While it is impossible to predict the number of ADUs that will be developed in the planning period (2021-2029), the City has estimated a level of ADU development based on permits issued in the last three years. Interest in constructing ADUs is high in Whittier and throughout the state. Since 2019, there has been a 186 percent increase in ADU permits with an annual average of 36 ADUs (21 in 2019, 26 in 2020, and 60 in 2021). Based on this average, a rounded estimate of 300 ADU permits are expected to be issued in the planning period. This is a very conservative estimate as there has been a steady increase in ADU development and the City expects a continued increase given the emerging ease and resources available for ADU development, newly signed favorable ADU legislation (SB 9) that creates new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Whittier and the Southern California region. In fact, during the first quarter of 2022, the City received 39 applications for ADU construction. In fact, in the first half of 2022, the City has processed 68 ADU applications. Annualizing that figure indicates ADU proposals in 2022 could exceed 140.

The projected ADUs are included as credits in Table 4.3, consistent with HCD guidelines and SCAG affordability distribution assumptions.

As part of the implementation of the Housing Element, the City will implement programmatic actions (see Program 1.3) to streamline and facilitate the development of ADUs including creating and maintaining a set of permit ready, pre-approved building plans to support ADU development and streamline the plan check process for ADUs and assisting property owners to bring unpermitted ADUs up to code.

### *Currently Available Vacant or Underutilized Sites*

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

Included in the inventory are 1.9 acres of vacant land in the Uptown Specific Plan in addition to a 6.64-acre City-owned site made up of 18 various parcels over 4 city blocks. The City of Whittier issued a Request for Qualifications in March 2021 for development of the site. The City and Housing Authority are seeking a development team to acquire the Development Sites under the Exempt Surplus procedures of the Surplus Land Act, and to develop horizontally and vertically mixed-use projects that anticipate 205 market-rate units, 53 moderate-income units, and 86 very low-income units. The largest parcel (2.48 acres) was used in the previous two Housing Element sites inventory and as such is subject to the re-use provisions of AB 1397. One underutilized site of about one acre, located within the Uptown Specific Plan is included in the inventory. The church-owned property shows a conservative estimate for capacity of 52 units that is based on property owner interest. The owner previously applied for a 100-unit affordable development. The development did not move forward, but the owners have expressed interest in selling the site for an adaptive reuse residential project of a similar size.

**Table 4.3: Sites Currently Available**

Site Type	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Estimated ADU Production	68	128	6	86	288
Vacant Hillside Residential (0-3 du/ac), 13 parcels and 25.2 acres total	0	0	0	75	75
Vacant Low Density Residential (3.1-7 du/ac), 22 parcels and 19.1 acres total	0	0	0	135	135
Vacant Medium Density Residential (7.1-15 du/ac), 3 parcels and 0.71 acres total	0	0	0	11	11
Uptown SP – City-owned Site, 18 parcels and 6.63 acres total	86	0	53	205	344
Vacant Uptown SP - Core (50+ du/ac) - small site, 6 parcels and 1-acre total	0	0	19	0	19
Vacant Uptown SP - Center (allows over 50 du/ac)- small site, 1 parcel and 0.16 acres total	0	0	3	0	3
Vacant Uptown SP – General (allows over 50 du/ac)- small site, 1 parcel and 0.31 acres total	0	0	9	0	9
Vacant Uptown SP – Edge (allows up to 40 du/ac)- small site, 4 parcels and 0.4 acres total	0	0	8	0	8
Underutilized Uptown SP – General (allows over 50 du/ac), 1 parcel and 0.96 acres total	52	0	0	0	52
<b>Total</b>	<b>209</b>	<b>134</b>	<b>98</b>	<b>515</b>	<b>956</b>
<b>Remaining RHNA (after credits and approved and proposed projects)</b>	<b>1,025</b>	<b>537</b>	<b>543</b>	<b>762</b>	<b>2,867</b>
<b>New Remaining RHNA</b>	<b>816</b>	<b>403</b>	<b>445</b>	<b>247</b>	<b>1,911</b>
<p>Notes:</p> <ul style="list-style-type: none"> <li>Estimated ADU production are credited toward the RHNA consistent with HCD guidelines and SCAG affordability distribution assumptions (SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020)</li> <li>Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small sites (less than 0.47 acres) meeting the default density standard are credited toward the moderate-income category.</li> </ul>					

## **Remaining RHNA**

The City can meet more than half the total RHNA with credits, approved projects, proposed projects, and a variety of vacant and underutilized land. There is an identified RHNA shortfall of 1,911 units.

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

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

## **RHNA shortfall site requirements**

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

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

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

## **Sites to be Rezoned**

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

Table 4.4: Sites to be Rezoned					
Site Type	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Vacant Medium High Density Residential (15.1-25 du/ac) – 1 parcel and 0.85 acres total	0	0	17	0	17
Vacant High Density Residential in former Whittier Blvd SP area – small site (25.1-35 du/ac) - 1 parcel and 0.39 acres total	0	0	12	0	12
Underutilized High Density Residential in former Whittier Blvd SP area - 21 parcels (13 sites) and 17.86 acres total	610	0	0	0	610
Vacant/Underutilized Mixed Use 1 (20-30 du/ac) -25 parcels (7 sites) and 13.15 acres total	187	0	12	0	199
Vac/Underutilized Mixed Use 2 (25-40 du/ac) -7 parcels (4 sites) and 8.02 acres total	241	0	0	0	241
Underutilized Mixed Use 3 (25-40 du/ac, up to 60 du/ac with benefits) - 11 parcels (5 sites) and 9.06 acres total	292	0	0	0	292
<b>Key Mixed-Use Sites (MU 3 25-40 du/ac):</b>					
Whittwood Town Center	0	64	64	1,154	1,282
The Quad at Whittier Center	79	0	330	330	739
Big Lots Center (Whittier Blvd./Painter Ave.)	87	0	0	0	87
Whittier Marketplace (at Whittier Blvd./Hadley St.)	0	0	179	179	358
<b>Total</b>	<b>1,496</b>	<b>64</b>	<b>614</b>	<b>1,663</b>	<b>3,837</b>
<i>Remaining RHNA after Credits/Approved/Proposed projects and sites with zoning in place</i>	816	403	445	247	1,911
<i>Remaining RHNA after rezoning (-shortfall/+surplus)</i>	+680	-339	+169	+1,416	+1,926
<i>Redistributed RHNA surplus:</i>		+341	+169	+1,416	+1,926
Notes: Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small and large sites (less than 0.47 acres or larger than 10 acres) meeting the default density standard are credited toward the moderate-income category.					

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

There is a total of 15 HDR sites along Whittier Boulevard. One of those is a 0.39- acre, vacant site that is credited to the moderate-income RHNA due to its small size. Five of the HDR sites are made up of more than one parcel and three of those five multi-parcel sites are under common ownership. One site under 0.5 acres is included in the HDR sites as appropriate to accommodate the lower-income RHNA. The 0.43-acre site made up of three parcels under common ownership. In Whittier affordable housing has been developed on sites under 0.5 acres, specifically the Mosaic Gardens affordable development which was developed on a 0.47-acre site at a density of 44.7 units per acre. Fourteen of the HDR sites (with a total capacity of 610 units) meet the shortfall site requirements for lower-income sites. The capacity meets more than half (51 percent) of the lower-income RHNA shortfall of 1,189 units.

### Mixed-Use Sites

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

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

The mixed-use sites are predominantly located along Whittier Boulevard and are selected due to the addition of residential development potential under the General Plan, expressed interest by property

owners, aging uses combined with underutilization of land, and their location along the City's major transportation corridor. The General Plan identifies concentrated activity hubs along Whittier Boulevard that provide opportunities for clustering similar and compatible uses, supporting economic development, and creating brand identity. Designated nodes and catalyst sites include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan.

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

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

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

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

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

- Whittwood Town Center

- The Whittwood Town Center is a 66-acre open-air shopping center located on the southwest corner of Whittier Boulevard and Santa Gertrudes Avenue (only 53.4 acres is included in the sites inventory due to common ownership). Built in 1961 as an open-air mall, it was renovated and transformed into an enclosed mall in the 1970s. In 2005, under a 2004 Owner Participation Agreement (OPA) with the Whittier Redevelopment Agency, the center was once again transformed into an open-air shopping center with several big box retailers including Target, Kohls, PetSmart, and others. The center has a grocery store and several smaller retailers and eateries. A large portion of the site is dedicated to surface parking. Several of the center anchors are slowly emptying and the pandemic has exacerbated the struggles of these key uses. The site owners are in preliminary discussions to renovate the site to create an intensified commercial and residential center with a downtown feel to it and will include a significant residential component. The Whittwood Town Center revitalization project is envisioned as a mixed-use center, integrating residential, hotel, commercial retail, landscaping, and circulation improvements within the City of Whittier. Whittwood Town Center is anticipated to be developed with up to 1,350 high-density residential units in conjunction with up to 600,000 square feet of mixed-uses integrating various commercial-retail, restaurants, hotel, and service type uses. A lower realistic capacity is used in the Housing Element as not all properties at the Center are used, only properties under common ownership. Due to the size of the site, using the default density is not used to assume affordability. Instead, the capacity assumes 10 percent affordability based on the City's intent to work with the site developers to add an affordability component. The City will work with the property owners to include affordability of 10 percent of the identified realistic residential capacity for the site.

The Whittwood Town Center Specific Plan (WTSCP) was originally adopted in 2003 and has been amended several times since, in 2005, 2007, and 2012. The General Plan update replaced the "Specific Plan" land use designation with the MU-3 designation but continues to permit the WTSCP to be implemented because the WTSCP provides the site's zoning as well. The Whittwood Town Center Specific Plan will be amended to allow for additional residential development at higher densities. The WTSCP has proposed a

revision in 2021 and is being considered by the City of Whittier at the time of this Housing Element's update. The revision proposes 1,350 residential units (total), 600,000 square feet of commercial space, and 300 hotel rooms. The MU-3 designation allows up to 60 units per acre with the provision of community benefits. The 53.4-acre site is made up of 16 parcels under common ownership. Using a very conservative realistic capacity calculation (lower than what the applicant is proposing), the site provides the opportunity for 1,282 units at 30 units per acre. Of this 10 percent (or 128 of the total 1,282 units), half will be applied to the low-income category and half will be applied to the moderate-income category.

- The Quad at Whittier Center

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



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

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

### Adequacy of Sites Inventory

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

Table 4.5: Sites Inventory Summary					
Site/Credit Type	Affordability Level				Total
	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Credits	0	0	13	5	18
Approve Projects	0	0	0	237	237
Proposed Projects	0	0	0	317	317
Estimated ADU Production	71	134	6	89	300
Sites Currently in Place	138	0	92	426	656
Sites to be Rezoned	1,496	64	614	1,663	3,837
<b>Total Sites</b>	<b>1,705</b>	<b>198</b>	<b>725</b>	<b>2,737</b>	<b>5,365</b>
2021-2029 RHNA	1,025	537	556	1,321	3,439
RHNA Shortfall (-) or Surplus (+)	+680	-339	+169	+1,416	+1,926
Redistributed Shortfall (-) or Surplus (+)	+341		+169	+1,416	+1,926

### no net loss provision

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

### site infrastructure and constraints

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

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

development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan.

### *Environmental Constraints*

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report.

CAL FIRE prepares maps that identify Fire Hazard Severity Zones (FHSZs). Several of the foothill neighborhoods, along with other communities located in Puente Hills, are designated “Very High Fire Hazard Severity (VHFS) Zones by Los Angeles County. While there are very high fire hazard severity zones in the City, these do not pose a constraint to development of housing. Only low-density sites are in this area, with an average density of under five units per acre. In total, these sites have a capacity of 178 units (or five percent of the total RHNA) and all are identified as providing housing affordable to above moderate-income households. Most sites, particularly high-density and mixed-use sites with more significant capacity, are located outside of the FHSZs.

Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City’s capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

### *Infrastructure Constraints*

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within all areas of the City. Specifically, water and sewer service are available for all the sites included in the inventory, indicating the capacity to accommodate the City’s total share of the RHNA. As part of the update and adoption of the City’s new General Plan (including this Housing Element) the City prepared a CEQA analysis, program EIR, that takes a comprehensive look at infrastructure availability for the proposed level of development on these sites and identify mitigation measures necessary to address any infrastructure impacts. The EIR also allows for consideration of cumulative impacts that might be slighted in a case-by-case analysis and allows the City to consider program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts. The Draft Envision Whittier General Plan and Housing Element Environmental Impact Report states that sufficient capacity is available for wastewater service, storm drainage service, energy, and telecommunication services. Water demand is anticipated to be able to be accommodated during the 2021-2029 period. The likelihood of nonresidential or residential development being delayed because of water supply is extremely limited.

The City of Whittier is an urbanized, fully developed City and dry utilities. All locations in the sites inventory lie within developed areas that have access to full dry utilities. Electrical services to the City are provided by Southern California Edison (SCE) while natural gas is supplied by the Southern California Gas Company (SCGC). Telecommunication services are provided by Time Warner, Charter Spectrum, AT&T, Verizon, or other service providers in the area. There are two solid waste collection providers that serve the Planning Area. Athens Services provides solid waste collection service to the western portion of the

Planning Area, while Republic Services serves the eastern portion of the Planning Area. Therefore, all sites in the inventory have access to full utilities and are located adjacent to developed areas and/or major roadways.

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

#### Financial Resources

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

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

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

Two additional potential funding sources include:

- Remaining Low- and Moderate-Income Housing Asset Funds from the Whittier Housing Authority.
- The State of California Affordable Housing and Sustainable Communities Program (AHSC) which funds land-use, housing, transportation, and land preservation projects to support infill and

compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

### *Administrative Resources*

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

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

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

- **Homeless Assistance Providers:** Organizations active in meeting the needs of homeless people include The Whole Child, Women and Children's Crisis Shelter, Whittier Area First Day Coalition, and the Salvation Army. These facilities serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy, and legal and financial advocacy for adults and children who are homeless due to several circumstances.
- **Qualified Housing Entities:** Qualified housing entities are nonprofit organizations approved by the California Department of Housing and Community Development to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and agree to renew rent subsidies if available. Whittier partners with several qualified entities, most recently LINC Housing, to build and manage projects

like the recently completed Mosaic Gardens. Other qualified entities are active in the Los Angeles region and in nearby cities.

- The City's Minor Home Repair Grant Program (MHRG) makes available grants of up to \$5,000 for minor home repairs including accessibility improvements for the disabled. The Program is operated by Habitat for Humanity (Habitat) and Southern California Rehabilitation Services (SCRS).
- The City has provided a small amount of grant funding to the Salvation Army Transitional Living Center to support transitional housing for homeless individuals.

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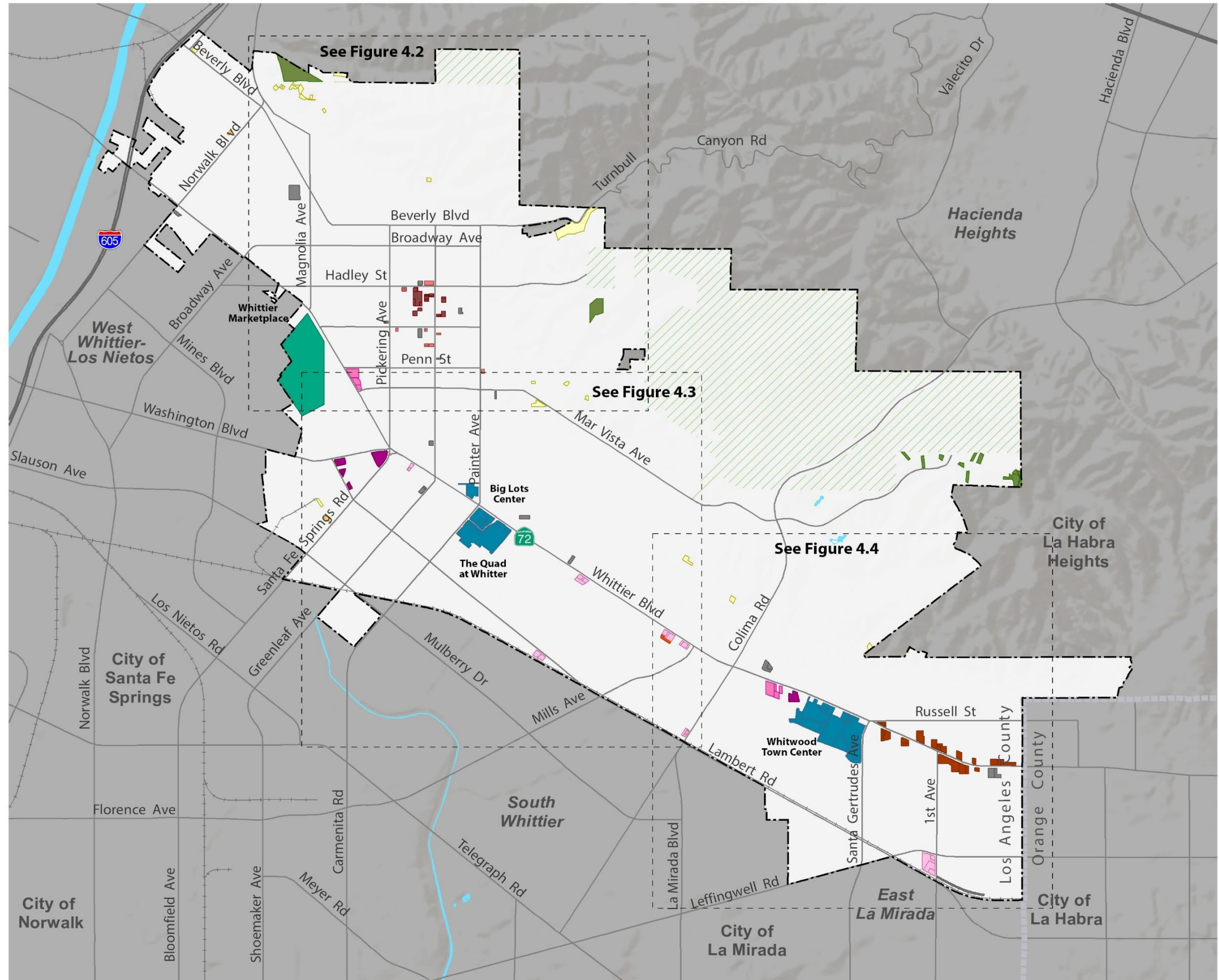


Figure 4.1

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

- Specific Plan Sites**
  - Lincoln Specific Plan
- Approved/Proposed Projects**
  - Approved/Proposed Projects
- Sites with Appropriate Zoning in Place**
  - Vacant Hillside Residential
  - Vacant Low Density Residential
  - Vacant Medium Density Residential
  - Uptown SP City-Owned Site
  - Other Vacant/Underutilized Uptown SP sites
- Sites to be Rezoned**
  - Vacant Medium High Density Residential
  - Vacant High Density Residential (small)
  - Underutilized High Density Residential
  - Vacant/Underutilized MU 1 Sites
  - Vacant/Underutilized MU 2 Sites
  - Underutilized MU 3 Sites
  - Commercial Center Sites
- Whittier City Boundary**
  - Whittier City Boundary
  - Open Space



Figure 4.2

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

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

### Sites to be Rezoned

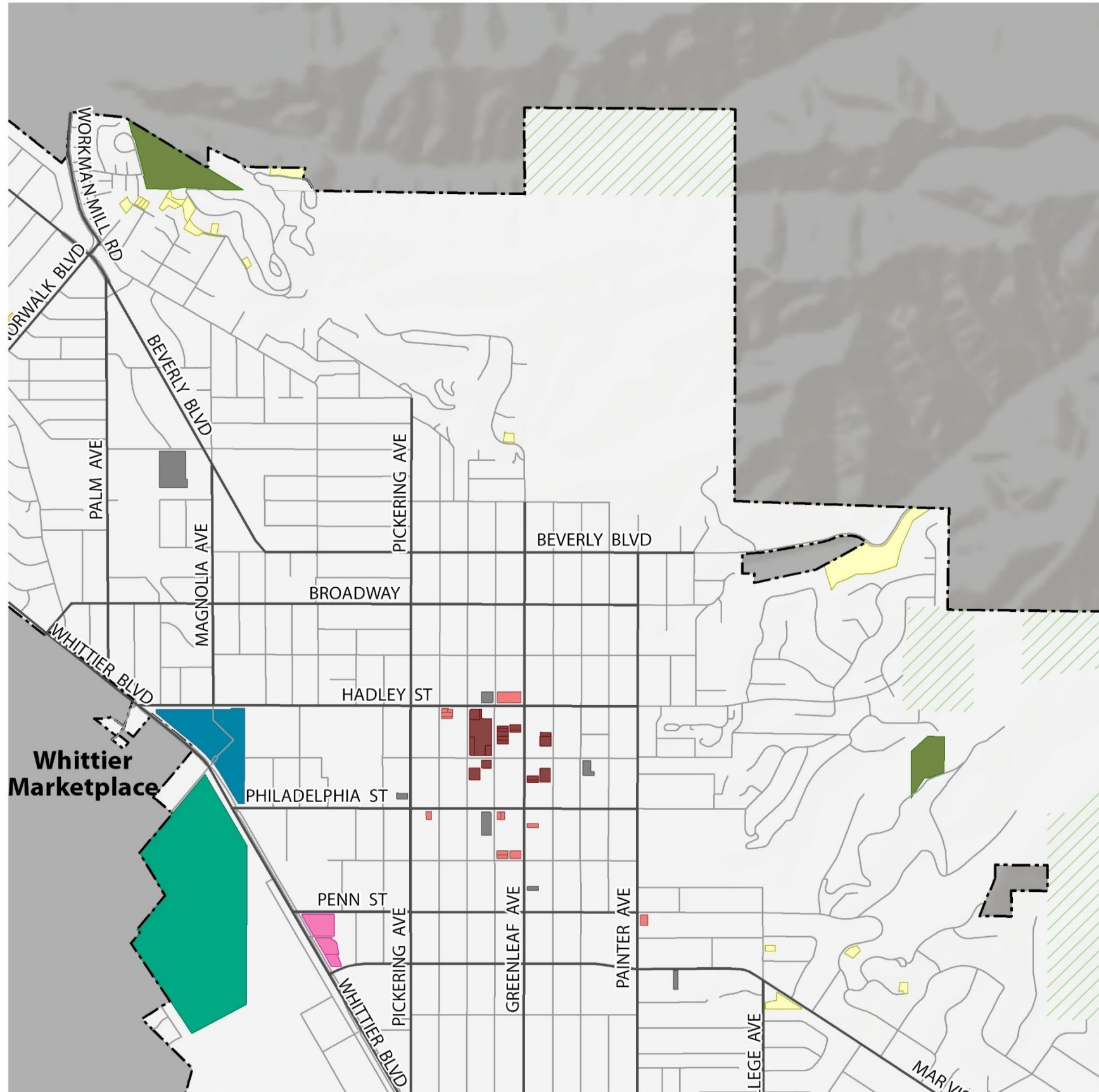
- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

### Specific Plan Sites

Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space



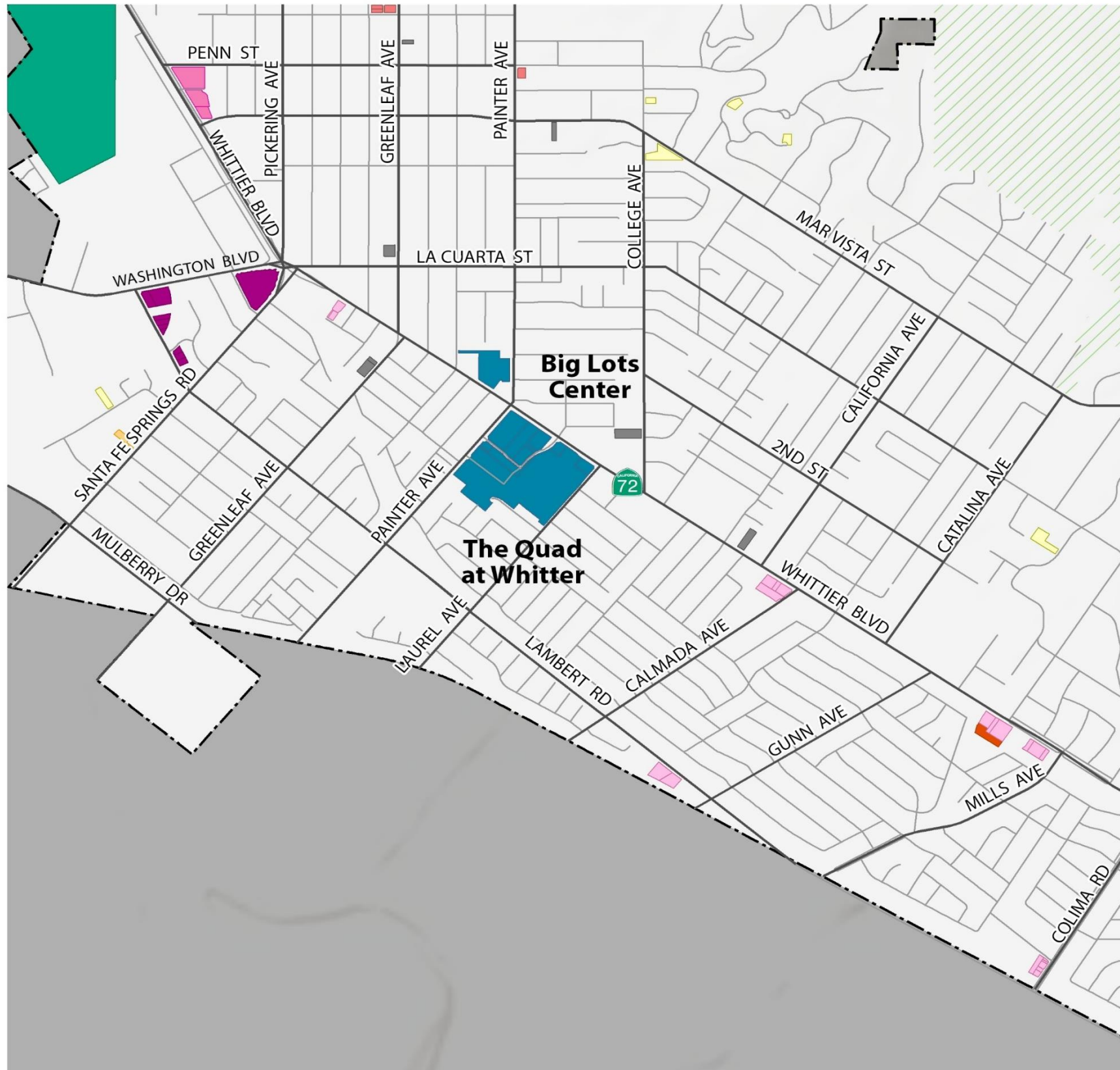


Figure 4.3

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

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

### Sites to be Rezoned

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

### Specific Plan Sites

Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space

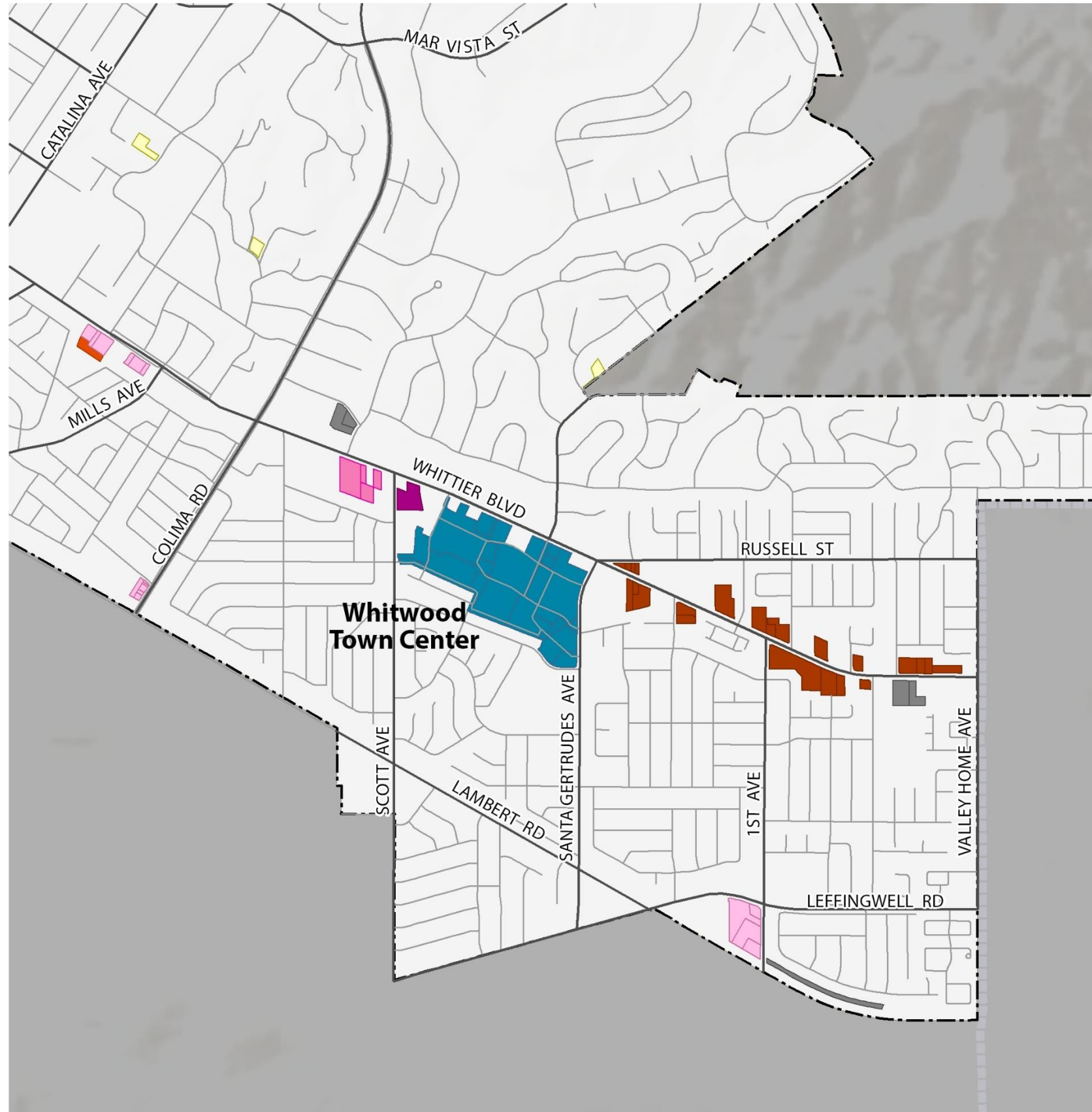


Figure 4.4

# RHNA Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

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

### Sites to be Rezoned

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

### Specific Plan Sites

Lincoln Specific Plan

### Basemap Features

- Whittier City Boundary
- Open Space

# 3.constraints on housing production

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

## non-governmental constraints

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

### development costs

#### *Price of Land*

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

#### *Cost of Construction*

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

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

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

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

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

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

### ***Environmental Constraints***

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

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

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

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

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

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

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

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

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

Recent examples include:

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

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

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

## **governmental constraints**

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

## land use controls

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

### *Planning and Zoning Regulations*

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

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

The General Plan proposes to add three new Mixed-Use designations that allow for compatible retail, entertainment, office, residential, hotel, civic, cultural, and recreation uses at varying context-sensitive development densities/intensities, ranging from 20 to 60 per acre and FARs of 1.00 to 3.00. No zoning regulations are in place to accommodate these designations. The Housing Plan commits the City to comprehensively update the Whittier Municipal Code, creating new zones and development standards, to ensure consistency with the General Plan update. Stand-alone residential use will be allowed in any mixed-use zone and residential developments will not be subject to FAR (Program 1.3).

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

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

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

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



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

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

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

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

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

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

Source(s): Whittier Municipal Code, 2021.

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

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

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

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

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

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

The minimum lot size in the R-4 zone (21,000 square feet) has not been a constraint to residential development. Minimum lot size requirement applies to new lots created after the ordinance was adopted. Many of the existing R-4 zoned properties consist of lots established prior to the ordinance and the lot size is not applicable. When development proposals are received on the “grandfathered” lots, the applications are processed. Most R-4 lots are located in the area south of the Uptown Whittier Specific Plan and most of these are fully built out. No applications for new development and/or redevelopment of the properties have been received by the City. However, if the City did receive such a request, the City could consider that proposal. An R-4 project currently under City review is the proposed College Avenue apartments with a lot size of 38,802 square feet. The R-4 zone allows one dwelling unit per 1,250 square feet of lot area (or 35 units per acre) and would allow for a total of 31 units. The proposed project includes a total of 30 apartment units. The City will evaluate and potentially

adjust the minimum lot size requirements as part of the upcoming Zoning Ordinance update (Program 1.3).

### **Parking**

Providing an appropriate amount of parking is an important component of a well-designed residential development. Adequate parking for residential projects contributes to the safety of residents, the project's appearance, and the financial feasibility of the project. To that end, Whittier's parking regulations are intended to promote efficient land use, reduce street congestion, and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing a new residential project. As a development standard, parking requirements within the City of Whittier are regulated by type of residential use, rather than by a specific zone. The following minimum parking requirements apply:

- Single-Family: 2 spaces/unit in covered garage and 2 additional spaces on a paved driveway
- Accessory Dwelling Unit: consistent with current state law
- Multiple-Family - studio/1 bedroom unit: 2.0 spaces/unit, in garage or carport, 1 guest space per 3 units ( up to 9 units); 1 guest space per 4 units (10 or more units)
- Multiple-Family - two-bedroom unit: 2.0 spaces/unit, in garage or carport, 1 guest space per 3 units ( up to 9 units); 1 guest space per 4 units (10 or more units)
- Multiple-Family - three-bedroom unit: 2.25 spaces/unit, in garage or carport, 1 guest space per 3 units ( up to 9 units); 1 guest space per 4 units (10 or more units)
- Mixed Use Equal to the sum of the requirements for the various land uses
- Mobile Home Parks: Based on a traffic study
- Senior Housing: Based on a traffic study, but not less than 0.75 spaces per unit
- Special Needs - Residential Care: Based on a traffic study
- Special Needs - Emergency Shelter: Based on a traffic study
- Special Needs - Transitional Housing: 1.0 space/room or 1.0 space/bed, whichever is greater
- Special Needs – Congregate/Assisted Living: Based on a traffic study

Whittier's residential parking space requirements are generally two spaces per unit, which match the demographics, vehicle ownership patterns, and parking needs of residents. Whittier's suburban fabric has limited opportunities for development without significant recycling of existing uses. Moreover, unlike more urban communities, demographic trends do not point toward an increase in the number of single person households that would justify consideration of a uniform lowering of parking requirements. In fact, the opposite trend exists, and single person households are declining. As a result of these reasons, the City has found it prudent to keep current parking standards in place while offering flexibility where warranted. Although higher parking requirements can be a potential constraint to the development of projects with affordable housing and/or smaller units, this is not the case for Whittier. Few developments include small units and may include them only where larger units cannot be accommodated. Three recent projects show that the demand for small units is minimal and as such parking of these has not been a constraint.

- Cierra Apartments (DRP17-007) – proposed 60 apartments (36 units with 2 bedrooms and 24 units with one bedroom)

- City Ventures (DRP19-0108) – proposed 54 condominiums (49 units with 3 bedrooms and 5 units with 3 & 4 bedrooms)
- Mission Pacific Townhomes (DRP21-005) – proposed 42 units (42 units with 2 bedrooms or more; no studio and/or 1-bedroom units)

The City recently received a proposal for a 52-unit apartment building (PRA21-0003: 8 units with studios, 33 units with 1 bedroom and 11 units with 2 bedrooms). This project includes a specific plan amendment to reduce the parking requirement. The Comstock Project has City support and will pave the way for similar projects to develop with reduced parking. Units developed with affordability components can benefit from parking reductions in the density bonus provisions.

If a residential developer wishes to build smaller one bedroom and studio housing units with reduced parking requirements, the Whittier Municipal Code allows for this flexibility under three situations:

1. Multiple-family units in the Uptown Specific Plan area. According to the Specific Plan, this area allows developers to propose studio or one-bedroom units with only 1.5 spaces per unit because such uses are consistent with the vision of Uptown Whittier.
2. Affordable housing. For affordable housing or senior housing that qualifies under the density bonus ordinance, the City offers significant reductions in parking consistent with state law. This provision allows significant parking reductions.
3. Special uses. A developer can choose to conduct a traffic study to determine the number of required on-site parking spaces for senior projects and non-ownership apartments, provided the final parking determination is no less than 0.75 spaces per unit.

Adequate provisions are also in place to allow parking space reductions based on the location, affordability, and special use of a residential project. Because of these factors, the City’s parking requirements are not an actual constraint to the development, improvement, and maintenance of housing. While the City’s current two-space parking requirements have not deterred either the production of condominiums or apartments, the City has preliminarily identified target areas for parking reduction where viable parking alternatives exist. These areas include

- The Uptown Whittier Specific Plan where the City will process an amendment to the Specific Plan to reduce the parking standards for studio and 1-bedroom units based on the availability of public parking resources. This is a result of consultations with local developers.
- MU-3 Land Use Designation of the new Envision Whittier General Plan. Specifically, the MU-3 area contained by Lambert, Washington Blvd., and Santa Fe Springs Road near the future “L Line (Gold Line)” station due to the transit-intensive nature of future development at this location.
- Additional MU-3 locations, such as the Whittwood Town Center, Quad At Whittier, and Whittier Marketplace where there is a potential for shared parking arrangements among existing commercial and future residential units. Changes to these retail outlets are anticipated as property owners respond to current retail trends and right-size their building space requirements.

Whittier’s ADU and SB9 Ordinances also allow reduced parking where appropriate pursuant to State Law.

The City is also exploring additional mobility options addressing present and future mobility needs, improving resiliency and quality of life in the study area through a reduction of vehicle miles traveled (VMT), of greenhouse gas emissions (GHG) and of congestion and to address key challenges such as parking, and first-last mile connections. The City is studying the feasibility of providing an automated, on-demand people-mover service that would support mobility needs in and around the Groves at Whittier, the PIH Health Whittier Hospital, Whittier College, and the commercial areas within the Uptown District are also explored as areas that would benefit from this new service.

The City will evaluate parking standards as part of the update of the zoning code and adopt mixed-use parking standards as part of the zoning code update to implement the three new Mixed-Use designations in the General Plan(Program 1.3).

### *Specific Plans*

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

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

Considered the “Heart of Whittier”, Uptown Whittier is characterized by tree-lined streets, indoor and outdoor dining opportunities, and main floor retail uses. The City established the Uptown Whittier Specific Plan (UWSP) to help shape the area into a destination and urban experience. The plan enhances the aspects of organic urbanism, which promotes the development of housing, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. As such, the plan permits and encourages residential uses (anticipated up to 1,035 dwelling units<sup>3</sup>) in some or all of the established zones in the plan area, including multifamily, single-family, second dwellings, live/work, mixed-use, and other special needs uses, including residential care facilities, transitional housing, and rooming and boarding homes.

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

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

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

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

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



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

The Whittwood Town Center Specific Plan (WTCSP) was originally adopted in 2003 and has been amended several times since, in 2005, 2007, and 2012. The WTCSP has proposed a revision in 2021 and is being considered by the City of Whittier at the time of this Housing Element's update.

### *Density Bonus*

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

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

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

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

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

### *Locally Adopted Ordinances*

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

**Inclusionary housing.** In 2008, the City adopted Ordinance 2910, which places an inclusionary housing obligation (IHO) on projects consisting of 7 or more units. If the project consists of units for sale, then at least 15 percent of the total number of units shall be sold to moderate-income households. If the project consists of rental units, then at least 12 percent of the units shall be rented to moderate-income households and 3 percent to low-income households. Reductions in IHO requirements are permitted if the developer provides very low-income in lieu of low- or moderate-income units, or low-income in lieu of moderate-income units. IHO requirements can also be satisfied by building or substantially rehabilitating the required number of units at an off-site location, purchasing affordable housing covenants for units in

existing multifamily projects, or paying an appropriate in-lieu fee. The ordinance was suspended in 2013 due to a state court ruling that found such laws cannot be enforced under California law. In 2017, new legal rulings restored local governments' ability to apply locally adopted inclusionary housing requirements. The City will explore and evaluate reinstating an inclusionary housing requirement as a mechanism to increase the supply of affordable housing.

## codes and enforcement

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

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

## zoning for a variety of housing types

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

### *Single-family*

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

### *Multifamily Rental Housing*

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

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

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

### *Emergency Shelters*

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits. As defined in the Whittier Municipal Code, "Emergency Shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less. Per Ordinance No. 2948 (adopted in 2010) emergency shelters are allowed without discretionary review in the M (Manufacturing) zone. There are 173 acres of land designated for the M zone. The land designated for M zone is located, generally, in two areas: 1) west of Lambert Road and south of Washington, and 2) between Camilla Street and Walnut Street, east of Whittier Boulevard and west of Pickering Ave. The manufacturing zone has been identified as appropriate for emergency shelters because this zone is located in the center of the community, allows for large structures with minimal setbacks, and contains lots of one or more acres in size. The M-zone is also located near transit corridors. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, located near the M-zone. Construction of the light rail extension is expected to start by 2023. The amount of land needed to accommodate emergency shelters depends on the number of individuals and families to be housed and the product built. Assuming that there are approximately 244 unsheltered homeless persons in Whittier (2020) and an emergency shelter size of 150 square feet per person, the amount of land required to serve Whittier's emergency shelter need is approximately 36,600 square feet or less than one acre. The City presently has more than ample sites to accommodate the City's projected need for emergency shelters.

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

- Goal 1: Support local and regional coordination among the city, service providers and key stakeholders around housing and supportive services.
- Goal 2: Assist in increasing public awareness of the issues of homelessness.
- Goal 3: Ensure city policies support appropriate shelter capacity and affordable housing stock.

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

- Goal 4: Ensure the efficient use of existing homeless prevention resources and explore ways to enhance the coordination, utilization, and efficacy of prevention resources.

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

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

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

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

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

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

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed-use are permitted, including nonresidential zones permitting multifamily uses if the proposed housing development meets specified criteria. State law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process,

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<sup>5</sup> City of Whittier, 2021.

removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. The Housing Plan recommends amending Title 18 (Zoning) to ensure SB2 and AB 2162 compliance, allowing transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.

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

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

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

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

### ***Mobile Home Parks***

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

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

### *Accessory Dwelling Units*

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

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

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

### **housing for persons with disabilities**

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

### *Zoning and Land Use*

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multifamily uses, subject to the same permit processing requirements and development standards; Whittier is compliant with the Lanterman Act. The City permits residential care facilities for six or fewer persons as by-right use in all zones allowing residential uses.

Residential care facilities for seven or more clients are allowed in the R-2, R-3, and R-4 zones through a conditional use permit. The CUP process is not a constraint to development of group homes and is intended to serve the important functions of establishing development and operations standards, allowing assessment of each individual site, and fostering public input. One of the primary considerations for the CUP process for group homes for persons with disabilities is safety for vulnerable populations. The CUP process allows for the City to verify that group homes have addressed safety related issues and that management of the facility is adequate to ensure that clients live in humane and safe conditions. The CUP process allows for all City departments and divisions to review the plans early in the process and

communicate with property owners what the anticipated improvements will entail. However, requiring a Conditional Use Permit for residential care facilities for seven or more persons is viewed by the State as a potential constraint to housing for persons with disabilities. To address this constraint, the City will evaluate replacing or modifying the CUP requirement for group homes for 7 or more persons, to provide greater objectivity and certainty (see Program 1.3).

Conditional use permits can address circumstance that are often related to group home operations, such as parking and traffic control as well as litter and smoking within residential neighborhoods. For group homes for persons with disabilities, the CUP process provides the opportunity for flexibility in standards such as parking, as facilities serving disabled persons will most likely have lower parking and traffic demands.

Residential care facilities (by-right and through a CUP) are also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas and select commercial zones.

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

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

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

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

### ***Reasonable Accommodation***

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

'Reasonable Accommodations in Housing to Disabled or Handicapped Individuals' is codified in Chapter 18.51 of the Whittier Municipal Code.

The City's reasonable accommodation procedures are not a constraint to housing for persons with disabilities as the City has provided ample flexibility to ensure that all residents have equal access to their homes. Most reasonable accommodation requests are minor and are approved by the Director. Major reasonable accommodation request must go to the Planning Commission, but this is rare. No major reasonable accommodation request has been received in the past six years. While a formal procedure is outline in the Municipal Code, residents have also requested a reasonable accommodation by submitting a written request letter, most of which City staff has been able to administratively approve. Staff is in the process of creating a new application form to simplify and streamline these requests (Program 2.3).

The City's reasonable accommodation procedure is as follows:

- To make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation, pursuant to this chapter, relating to the application of various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city.
- If individual or representative needs assistance in making a request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the department will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant may be represented at all stages of the proceeding by a person designated by the applicant as his/her representative.
- A request for reasonable accommodation in laws, rules, policies, practices and/or procedures must be filed on an application form provided by the department, shall be signed by the owner of the property, and shall include the following information:
  - A description of how the property will be used by the disabled individual(s);
  - The basis for the claim that the fair housing laws apply to the individual(s) and evidence satisfactory to the city supporting the claim, which may include a letter from a medical doctor or other licensed health care professional, a handicapped license, or other appropriate evidence which establishes that the individual(s) needing the reasonable accommodation is disabled/handicapped pursuant to the fair housing laws;
  - The specific reason the requested accommodation is necessary to make particular housing available to the disabled individual(s); and
  - Verification by the applicant that the property is the primary residence of the person for whom reasonable accommodation is requested.
- A filing fee in an amount as determined from time to time by resolution of the city council, but not to exceed the reasonable estimated costs to the city in processing the application.



## fees and exactions

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

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

Table 3.7: Development Fees	
Fee Category	Fee Amount
Comm/Manuf. < 5k sq ft	\$1,131
Tenant Improvements (Comm/Manuf.)	\$115
Development Review – B <sup>1</sup>	
Additions Multifamily	\$2,326
Three -Nine Units	\$3,060
Modify Level B or C Approval	\$2,596
Additions/New Construction C & M Zones (5,000 – 15,000 sq.ft.)	\$4,428
Development Review – C <sup>1</sup>	
Optional Development Standards	\$2,378
Ten or More Units	\$5,826
Comm/Manuf. (> 15,000 sq.ft.)	\$3,953
Historic Preservation	
Certificate of Appropriateness <sup>2</sup>	\$1,218
Certificate of Appropriateness Waiver	\$767
Historic District Formation	\$9,841
Landmark Designation	\$4,838
Mills Act Agreement	\$4,849
<b>Subdivision</b>	
Lot Line Adjustment	\$6,524
Tentative Parcel Map	\$6,238
Tentative Tract Map	\$5,985
<b>Environmental</b>	
Environmental Initial Study	
Consultant	\$1,832
In-House	\$1,832
Environmental Impact Report	\$7,344
Negative Declaration	\$569
<b>Impact Fees</b>	
School Fees (Average) (City Pass through)	\$3.79/sq. ft.
Library Space and Collection	
Detached Dwelling Unit	\$1,017
Attached Dwelling Unit	\$848
Mobile Home Dwelling Unit	\$553
Assisted Care Living Unit	\$288
Public Use Facilities	
Detached Dwelling Unit	\$963
Attached Dwelling Unit	\$803
Mobile Home Dwelling Unit	\$524
Assisted Care Living Unit	\$516
Aquatics Facilities	
Detached Dwelling Unit	\$46
Attached Dwelling Unit	\$38
Mobile Home Dwelling Unit	\$25

Table 3.7: Development Fees	
Fee Category	Fee Amount
Assisted Care Living Unit	\$25
Park Land Acquisition and Facilities Development	
Detached Dwelling Unit	\$5,667
Attached Dwelling Unit	\$4,728
Mobile Home Dwelling Unit	\$3,082
Assisted Care Living Unit	\$3,038
Note(s): (1) See City of Whittier Fees Schedule, 2017 for additional Development Review – A, B, and C categories. (2) All homes built from 1941 or earlier will require a Certificate of Appropriateness Application for any improvements such as additions, window change-outs, exterior modifications, etc. See: <a href="https://www.cityofwhittier.org/government/community-development/planning-services/specific-plans">https://www.cityofwhittier.org/government/community-development/planning-services/specific-plans</a> (3) Historic Resources Commission has waived fees for the past two years (2019-2021).	

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

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

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

Table 3.8: Proportion of Fee in Overall Development Cost For A Typical Residential Development		
Development Cost for a Typical Unit	Single-family	Multifamily
Total estimated fees per unit	\$7,295	\$5,256
Typical estimated cost of development per unit	\$650,000	\$350,000
Estimated proportion of fee cost to overall development cost per unit	N/A	N/A

Source(s): City of Whittier, 2021.

## processing and permit procedures

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

The City of Whittier has adopted a timely and efficient development review process that balances the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design. An overview of typical processing time is outlined in Table 3.9, and typical

review processes for single-family and multifamily units are summarized below. A more detailed description of the process follows.

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

Source(s): City of Whittier, 2021.

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

**Determining Level of Review**

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

Source(s): City of Whittier, Development Review Application, 2021:  
<https://www.cityofwhittier.org/home/showdocument?id=532>

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

Table 3.11: Permit Process and Time Frame for Housing Projects			
Criteria	Application Review		
	Level A	Level B	Level C
Total Time from Start to Planning Entitlement (where Building Permits can be submitted)	1-2 months	3-4 months	4-6 months

Source(s): City of Whittier, 2021.

**Project Review**

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

**Design Review Board**

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

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

New multi-family projects involving the new construction of more than three units requires Design Review Board and Planning Commission review. The Design Review Board only evaluates the architecture of the

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

building. Findings require architectural compatibility and compatibility with surrounding properties. Project denials based on finding from the Design Review Board have been rare.

Design Review Board Findings

<p>Single Family Residential Compatibility</p>	<ul style="list-style-type: none"> <li>• New homes should be built in scale with the existing neighborhood. This includes minimum code requirements for yards, height, lot coverage, and floor area; predominant setback, yards, size and height of the existing neighborhood are considered in determining the overall size and situation of the house.</li> <li>• The arrangement of the structure, circulation and open spaces should consider the characteristics of the site.</li> <li>• Project design should relate to the surrounding built environment in pattern, function, scale, character, and materials.</li> <li>• Infill structures and new projects should meet or exceed the standards of quality which have been set by surrounding development.</li> <li>• Structures that are distinctive due to their age, cultural significance or unique architectural style should be preserved and incorporated in the project proposal.</li> <li>• Residential units should be buffered from incompatible development through increased setbacks, intensified landscaping, and appropriate building orientation.</li> </ul>
<p>Multi-family Residential Compatibility</p>	<ul style="list-style-type: none"> <li>• New units should be built in scale with the existing neighborhood. Therefore, in addition to the minimum code requirements for yards, height, lot coverage and floor area; the predominant setback, yards, size and height of the existing neighborhood should be considered in determining the overall size and situation of the buildings.</li> <li>• The arrangement of structures, circulation and open spaces should recognize the characteristics of the site.</li> <li>• Project design should relate to the surrounding built environment in pattern, function, scale, character, and materials.</li> <li>• Infill structures and new projects should meet or exceed the standards of quality which have been set by surrounding development.</li> <li>• Structures that are distinctive due to their age, cultural significance, or unique architectural style should be preserved and incorporated in the project proposal</li> <li>• Residential units should be buffered from incompatible development through increased setbacks, intensified landscaping, and appropriate building orientation.</li> </ul>

All residential projects involving new construction in the Uptown Specific Plan area will go through the Design Review Board review. The Uptown Specific Plan is a form-based code and identifies specific building types and includes more objective design criteria. The Uptown Specific Plan building designs enable substantially higher residential densities compared with other areas in the City.

In 2009, Whittier streamlined its design review process by repealing provisions requiring the Design Review Board. City planning staff reviews the project as part of the overall development review process and makes recommendations to the approving authority. (e.g., Community Development Director, Zoning Administrator, or Planning Commission). No separate fees are charged for design review. Coupled with user-friendly design guidelines, projects can be approved in a timely manner. Therefore, design review is not considered a constraint to residential development. The City will adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law (Program 3.3).

### *Multifamily Design Standards*

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

- Open space. Open space helps to improve the livability of a unit. To that end, private open space areas in developments less than 4 units should be fenced for the private use of the occupants. In addition, developments of four or more units should be enhanced with paths, plazas, gardens, benches, shade structures and water elements. Multifamily projects are required to have 250 square feet of open space per unit.
- Landscaping. Landscaping beautifies and promotes a sustainable environment. To that end, for multifamily residential developments fewer than four units, three 24-inch box size trees should be provided for each unit. In developments of four or more units, one and a half 24-inch box size trees should be provided for each unit.
- Amenities. For projects smaller than ten units, the common open space shall include a landscaped area with amenities such as barbecues, children's play area, or family picnic area. For larger projects, at least two of these facilities shall be provided: a) landscaped area with amenities such as a barbecue or a fire pit; b) children's play area; c) family picnic area; d) swimming pool or spa; and e) recreation room with facilities.
- Natural Environment. Whittier's unique natural environment consists of hillsides, trees, topography, and other features, and is valued by residents. Therefore, project design should preserve and incorporate natural amenities unique to the site, such as hillside views, topography, mature trees, existing grades, and other features.
- Compatibility. Due to the age and nature of established residential neighborhoods and structures, compatibility is a community concern. Therefore, project design should be appropriately scaled with and complementary with the existing neighborhood with respect to architecture, scale and massing, and other building features.

### *Environmental Review*

Prior to public review and approval of the project, environmental clearance is required by the California Environmental Quality Act (CEQA). State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). CEQA dictates the most appropriate form of clearance and the timelines for noticing, circulation, and public review, which is 90 days or less, although much of this time occurs before or concurrently with project review. The vast



majority of projects in Whittier qualify as infill and are categorically exempt from CEQA or the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

### ***Public Review***

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

### ***Appeal Stage***

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

### ***Building Permit***

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

### ***Discretionary Review***

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

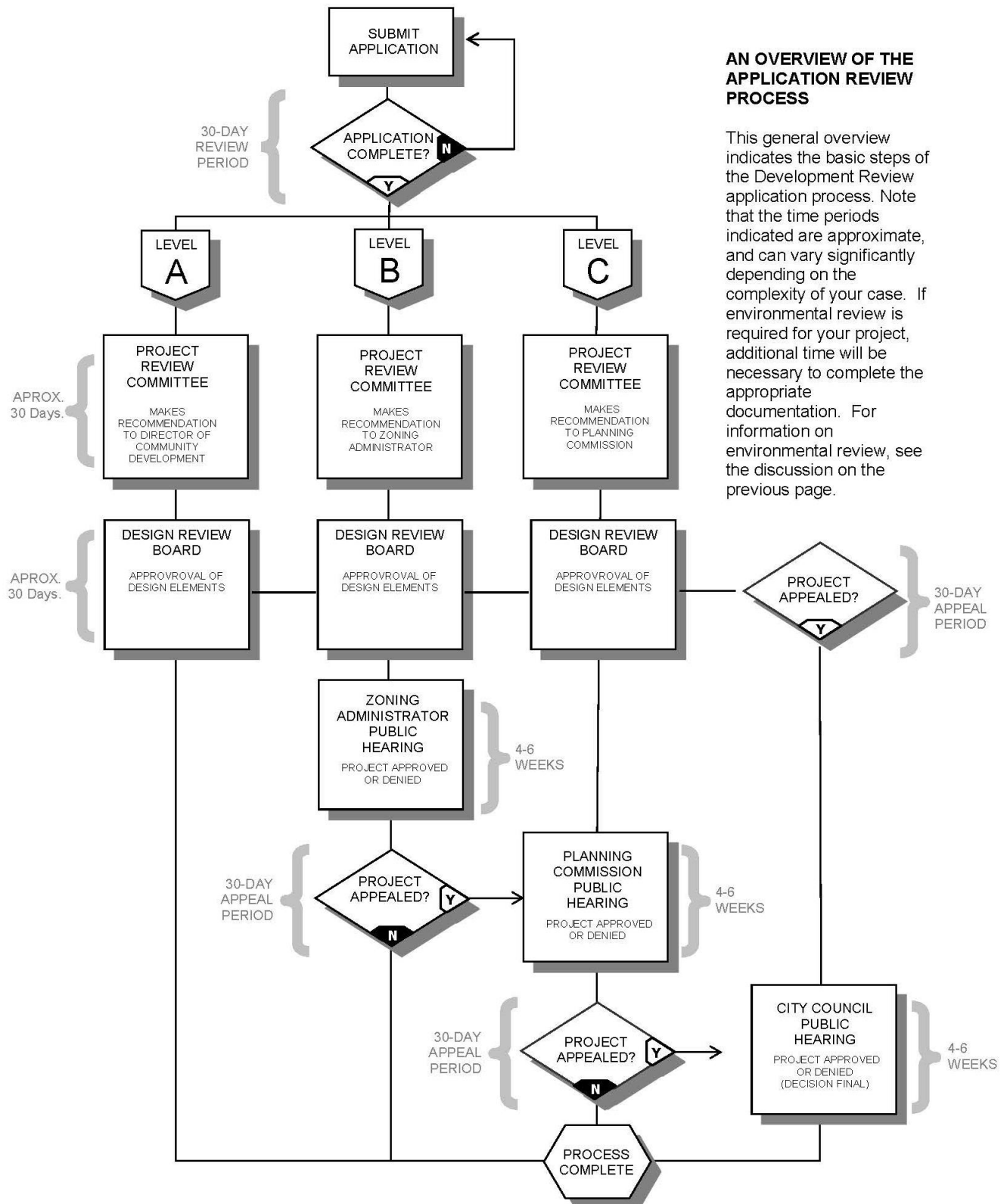
### ***Senate Bill (SB) 35 Approval Process***

Senate Bill (SB) 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process that enables exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income),

these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. The City anticipates that SB 35 will sunset on January 1, 2026.

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

Figure 3.1: Whittier Application Review Process



**AN OVERVIEW OF THE APPLICATION REVIEW PROCESS**

This general overview indicates the basic steps of the Development Review application process. Note that the time periods indicated are approximate, and can vary significantly depending on the complexity of your case. If environmental review is required for your project, additional time will be necessary to complete the appropriate documentation. For information on environmental review, see the discussion on the previous page.

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

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

### Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

### Fair Housing Enforcement and Capacity

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

The City’s 2020 AI identified four impediments and establishes recommendations to improve fair housing choice in the City.

- Lack of awareness of fair housing laws: the 2020 found a need for the development and implementation of additional literature and fair housing workshops targeted toward more education of property owners and landlords concerning on the laws that prohibit discrimination in the sale, rental, lease, or negotiation for property.
  - **Recommendation:** the City and its Fair Housing service provider should continue to promote awareness of fair housing laws through literature, community meetings, presentations, and workshops – particularly concerning discrimination against persons

with mental or physical disabilities and discrimination against applicants for housing or tenant households with children present.

- Definition of “family”: The City of Whittier revised the definition of “family” in 2008 but the definition of “family” still distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law.
  - **Recommendation:** The City will revise the definitions of “residential care facility” and “family” to bring the Zoning Code into compliance with all current provisions contained within State law.
- Definitions of hospitals and other health-related facilities: Under the Whittier Zoning Code, the definitions of hospital and other health-related facilities vary with the populations they serve. The previous AI recommended amending the Municipal Code so that the definitions do not distinguish the personal characteristics of people with disabilities.
  - **Recommendation:** The Zoning Code should be amended so that the definitions do not distinguish the personal characteristics of persons with disabilities. In particular, each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability.
- Transitional and supportive housing: The City of Whittier Zoning Code does not currently provide zoning and development standards that facilitate the siting and development of transitional and supportive housing.
  - **Recommendation:** The City should amend the zoning code to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting. Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. A program is included in the Housing Plan to ensure that the City meets the requirements of AB 2162.

The City of Whittier contracts with the Housing Rights Center (HRC), the nation’s largest non-profit, civil rights organization dedicated to promoting and securing fair housing. Since 1968, HRC’s mission is “to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.” During 2020, HRC assisted over 17,000 individuals and families. Funded primarily with Community Development Block Grant (CDBG) funds and donations, HRC provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in the Los Angeles and Ventura counties. The comprehensive Fair Housing services include:

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

### Complaints Filed with Housing Rights Center

During a five-year period (2016-2020), HRC has assisted approximately 830 Whittier residents with general housing inquiries. Out of the 830 residents, there were 66 discrimination complaints made to HRC. Physical and mental disability were the most frequently cited reasons why complainants felt discriminated against. Physical and mental disability were the most common basis for inquiries that turned into discrimination cases. The number of allegations of discrimination fell from 20 in the 2014 AI to 16 discrimination cases between 2016 and 2019. Allegations of discrimination based on mental or physical disability remained the most frequently reported to the Housing Rights Center. Together, allegations of discrimination on the basis of disability or familial status accounted for 15 out of 16 discrimination complaints. Of the 16 complaints received, 14 of the allegations were sustained. One allegation is pending finding. Most discrimination allegations were sustained as a result of the investigation conducted by HRC. In the last five (5) fiscal years, no cases were filed in a court of competent jurisdiction by the HRC to enforce fair housing laws. HRC was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of the City of Whittier during this time; therefore, there is no litigation to report.

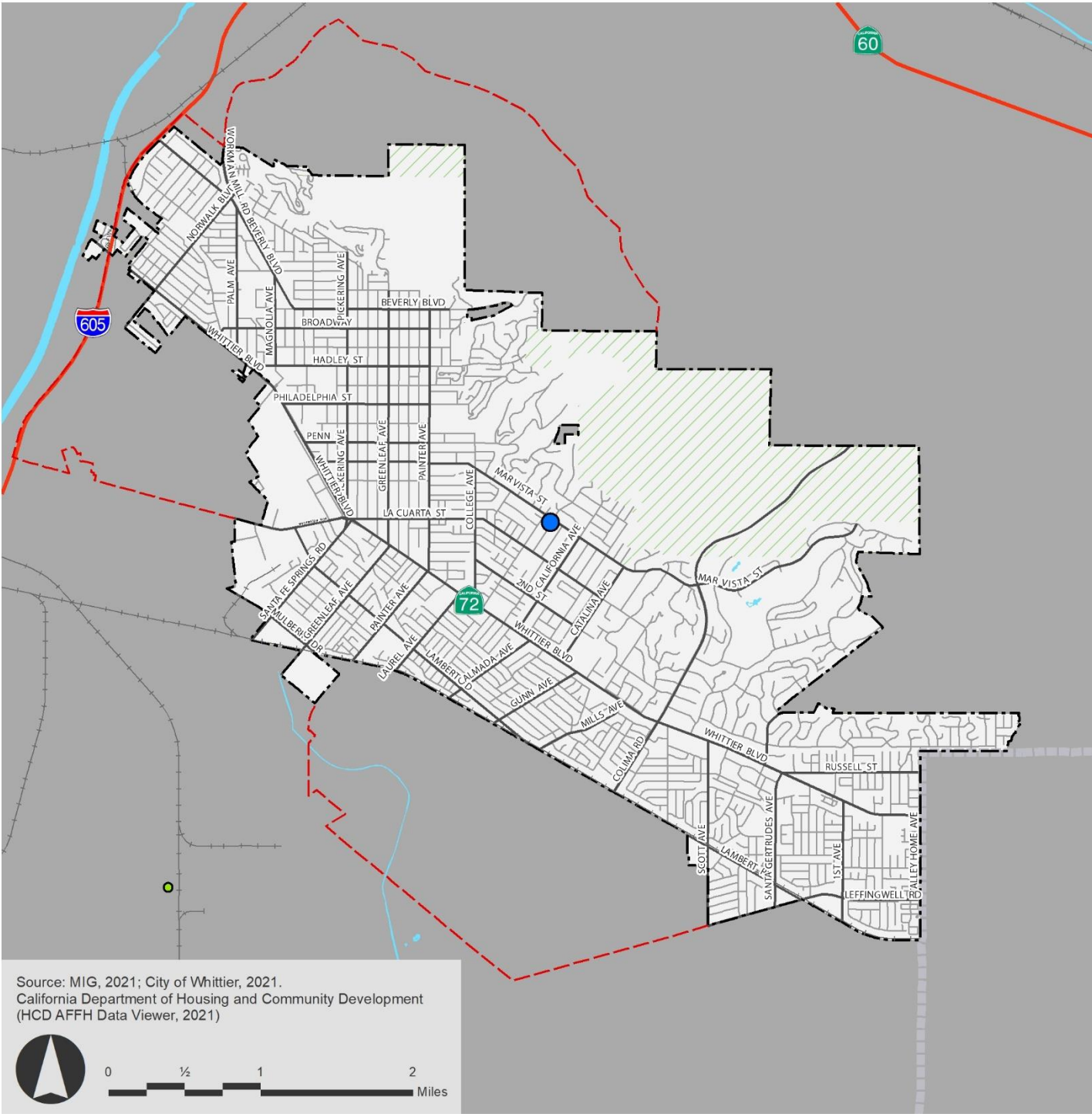
### Local Fair Housing Enforcement and Outreach

HCD AFFH Data Viewer provides additional information on local fair housing enforcement and outreach based on data collected from HUD's Office of Fair Housing and Equal Opportunity (FHEO). Between 2013 to 2021 there were 25 inquiries originating from residents in Whittier or 0.29 inquiries per thousand residents (see Figure 3.2). The basis for the complaints is only available for four of the inquiries, which include disability (1), familial status (2), and national origin (1).

Compared with surrounding jurisdictions, the number of inquiries per thousand residents is generally higher in Whittier. La Habra (0.13), Santa Fe Springs (0.16) Norwalk (0.14), and Pico Rivera (0.17) all have about half of the level of inquiries seen in Whittier. However, Downey (0.25), Brea (0.25), and Huntington Park (0.22) have similar levels of inquiries to that of Whittier.

# Figure 3.2 Local Fair Housing Enforcement and Outreach Inquiries by City (HUD, 2013-2021)

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



## Integration and Segregation

Segregation data for the City of Whittier compares favorably to the region in terms of absolute values, meaning that the City is more integrated than the region overall with respect to each of the four groups compared (White, Black, Hispanic, Asian).

According to HUD, “The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups.” Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. The dissimilarity index compares a particular racial group’s distribution in the county against the distribution of White, non-Hispanic residents.

As shown in Table 3.12, Asian residents experience the lowest levels of segregation, whereas Black and Hispanic residents experience the highest. However, segregation in the City is low and has been decreasing since 1990. Additionally, the degree of segregation amongst all ethnic groups in the City is almost half of the level of segregation seen at the regional level.

**Table 3.12 - Racial/Ethnic Dissimilarity Trends**

Racial/Ethnic Dissimilarity Index	(Whittier, CA CDBG) Jurisdiction				(Los Angeles-Long Beach-Anaheim, CA) Region			
	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	30.44	33.03	27.91	29.70	55.32	55.50	54.64	56.94
Black/White	35.85	28.79	23.34	33.50	72.75	68.12	65.22	68.85
Hispanic/White	33.21	35.63	30.05	31.66	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	20.54	18.39	14.22	23.83	43.46	46.02	45.77	49.78

Source: HUD’s Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The “current” figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/affh](https://www.hud.gov/program_offices/fair_housing_equal_opp/affh) for more information.

According to the AI, from 2000 to 2018 the population of White and Native Americans decreased by 11.97 percent and 45 percent respectively. During the same period the Black and Hispanic population increased by 10.38 percent and 25.5 percent respectively. Hispanic residents are the largest ethnic group within the City, comprising 67.6 percent of the total population. These trends point to Whittier becoming more ethnically and racially diverse and integrated.

Figure 3.3 shows the distribution of non-white residents in Whittier based on 2018 block group data from HUD’s AFFH Data Viewer. Most of the City block groups show a non-white population that is 60 percent or greater. There is no concentration of non-white population within the City, however there is a concentration of non-white residents along the western boundary of the City. In these areas, the proportion of nonwhite



residents is greater than 90 percent. This concentration is regional as the concentrations of non-white population extends all the way west to the County's coastal areas. In Whittier, these areas also have lower incomes, a higher proportion of overcrowding, and renters experiencing cost burden. There are many community facilities and parks located in or adjacent to the identified tracts. These amenities include the Central Park Historic District, Whittier College, the dining, shopping, and entertainment amenities of the Uptown Area, along with the following City run facilities: Civic Center, City Hall, Police Station, Joe Miller Field, Skate Park, recently expanded Lee and Erica Owens Park, John Greenleaf Whittier Park, York Field, Central Park, City Yard, Founders Memorial Park, Transit Depot. Perhaps, most importantly, the Greenway Trail bisects the Tracts and offers, biking, walking, running, and exercise stations. These areas have been targeted for CDBG funding investment. The area-benefit activities funded from the CDBG program focus specific graffiti abatement, code enforcement, park and street improvements, and housing rehabilitation efforts.

There are also a few block groups with a non-white population between 41-60 percent. These block groups are located southeast of the city in Friendly Hills and along the border with the City of La Habra. Whittier has a similar demographic makeup as most other cities in Southeast Los Angeles County whereas nearby cities in Orange County, such as La Habra and Fullerton, have lower proportions of non-white residents.

### Persons with Disabilities

In Whittier, 8,156 residents (9.5 percent) are living with a disability, of which 2,597 or 3 percent of residents are living with a developmental disability. Most residents with a disability are 75 years and over (52.9 percent). For residents with disabilities, 14.7 percent live in poverty, compared to the 9.4 percent of residents without a disability who live in poverty.

Figure 3.4 shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. At a regional level, Whittier is similar to the rest of the county in that almost all of the census tracts have less than 10 percent of their population living with a disability. However, the map reveals there is a concentration of residents with disabilities around the Presbyterian Intercommunity Hospital. This area serves as a medical district and contains several senior living and nursing homes in close proximity, which likely reflects the greater proportion of residents with a disability than the rest of Whittier.

### Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. There are 4,045 female-headed family households in Whittier, representing 14.8 percent of households. Household type and income are closely linked. In 2019, 16.9 percent of Whittier's female headed households were below the poverty level, which is higher than the 9.9 percent poverty rate for the city as a whole.

Figures 3.5 and 3.6 shows the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) using ACS data from 2015-2019. Most of the census tracts in Whittier have proportions of 60 percent or greater of children living in married-couple households. Conversely, areas in South Whittier and near Whittier College have concentrations between 20-80 percent of children living in female-headed households (no spouse/partner). Whittier's familial status demographics are more similar to those of nearby cities in Orange County than of cities in Southeast Los Angeles County.

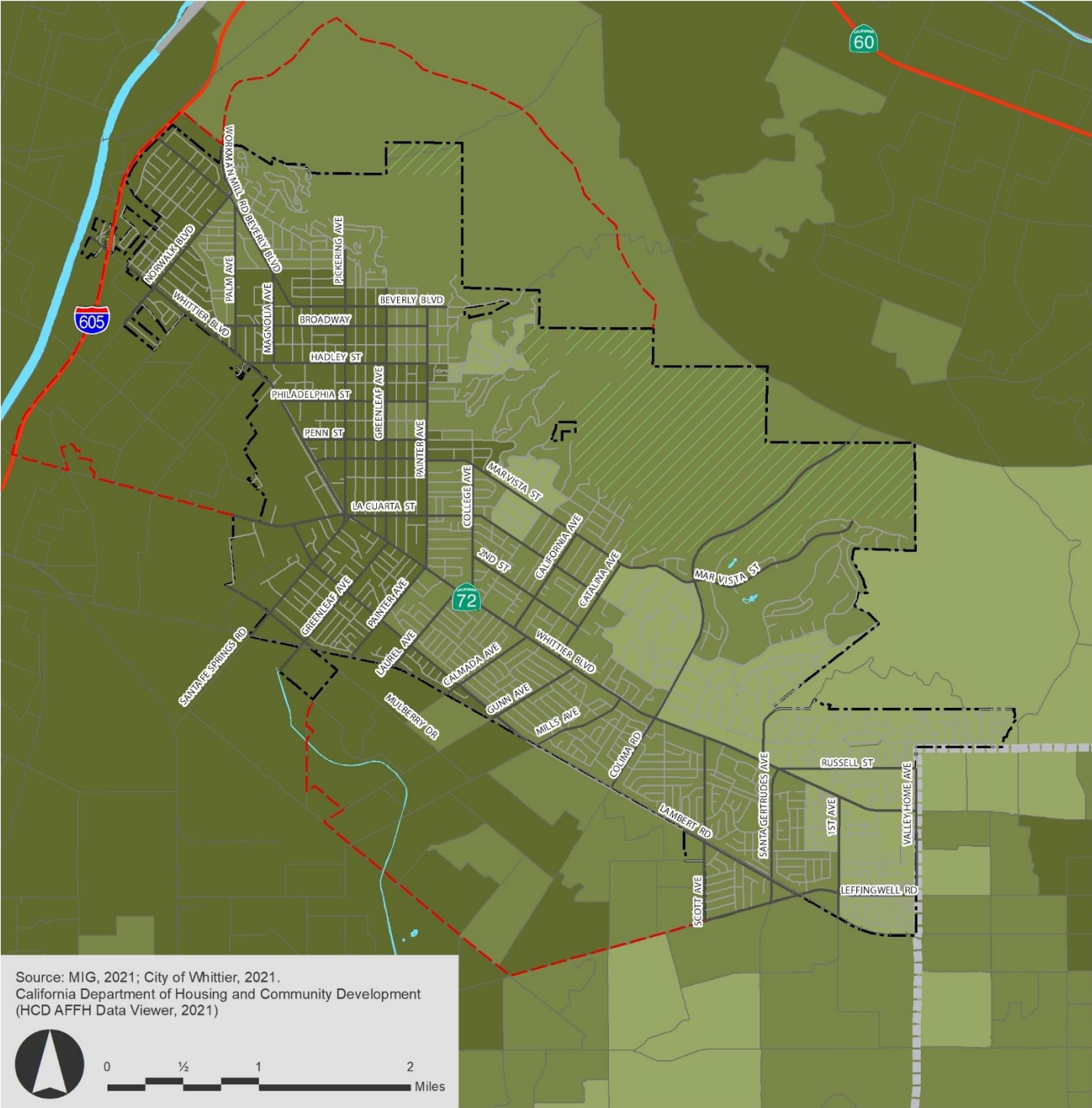
## Income Level

According to the 2019 American Community Survey, the median household income for Whittier was \$76,333, which is higher than the Los Angeles County median household income of \$72,797. Median household income differs by tenure; owner households earn almost twice what renter households make. Census data estimates that 10.8 percent of residents live in poverty, as defined by federal guidelines. This proportion is lower than Los Angeles County where 16 percent of residents live in poverty.

Figure 3.7 shows the central areas of the city as having a median income between \$30,000 - \$55,000, whereas the areas in East Whittier and along the hillside have a median income of \$125,000 or greater. Whittier has one census tract with a median income of less than \$30,000, which encompasses Whittier College and likely reflects a higher student population. This area also coincides with a concentration of residents living in poverty as shown in Figure 3.8.

# Figure 3.3 Racial Demographics 2018 Block Group

ENVISION WHITTIER



**Percent of Total Non-White Population**

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 91%

**Base Map Features**

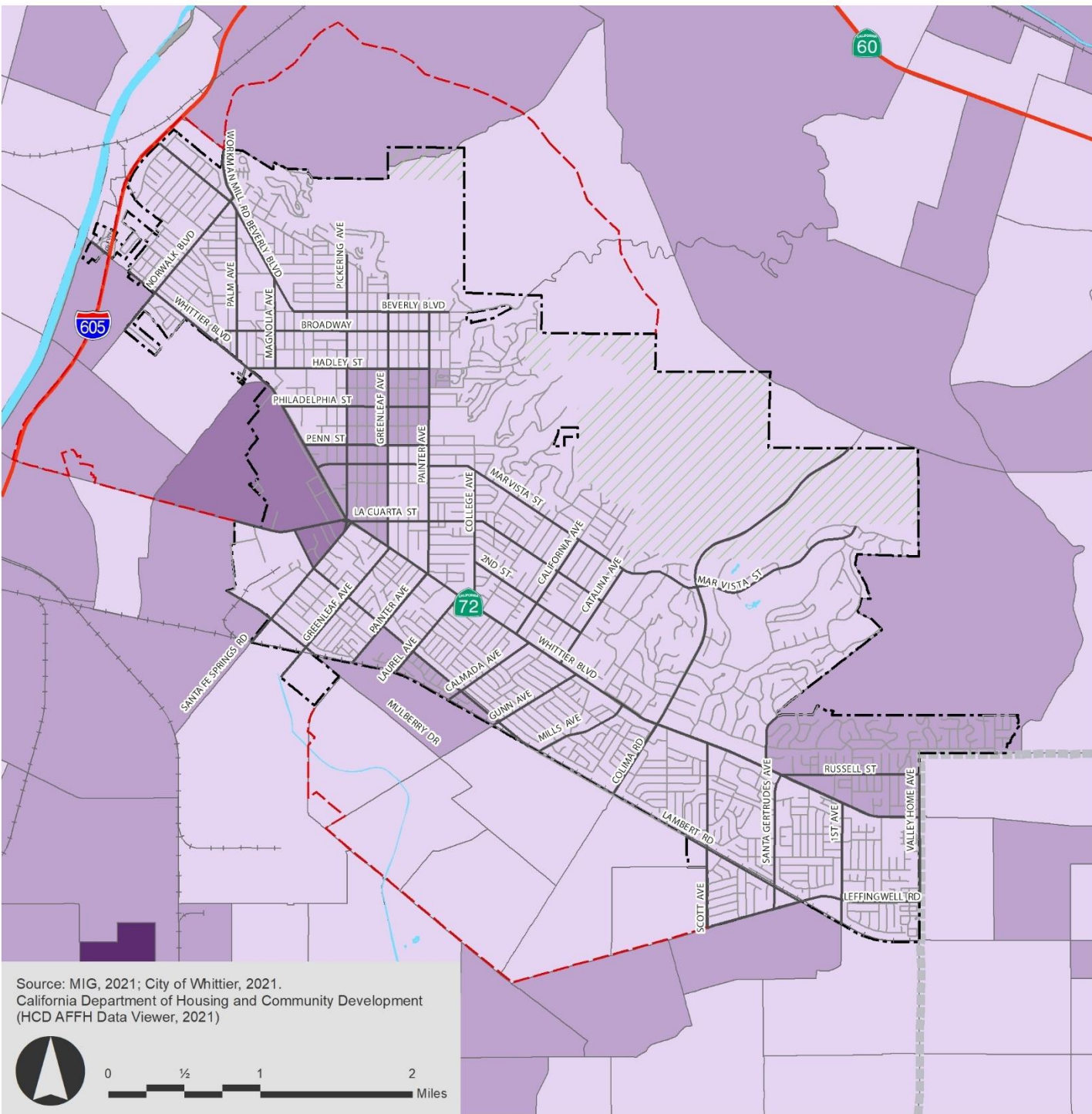
- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



# Figure 3.4 Population with a Disability (ACS, 2015-2019)

ENVISION WHITTIER



**Percent of Population with a Disability**

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

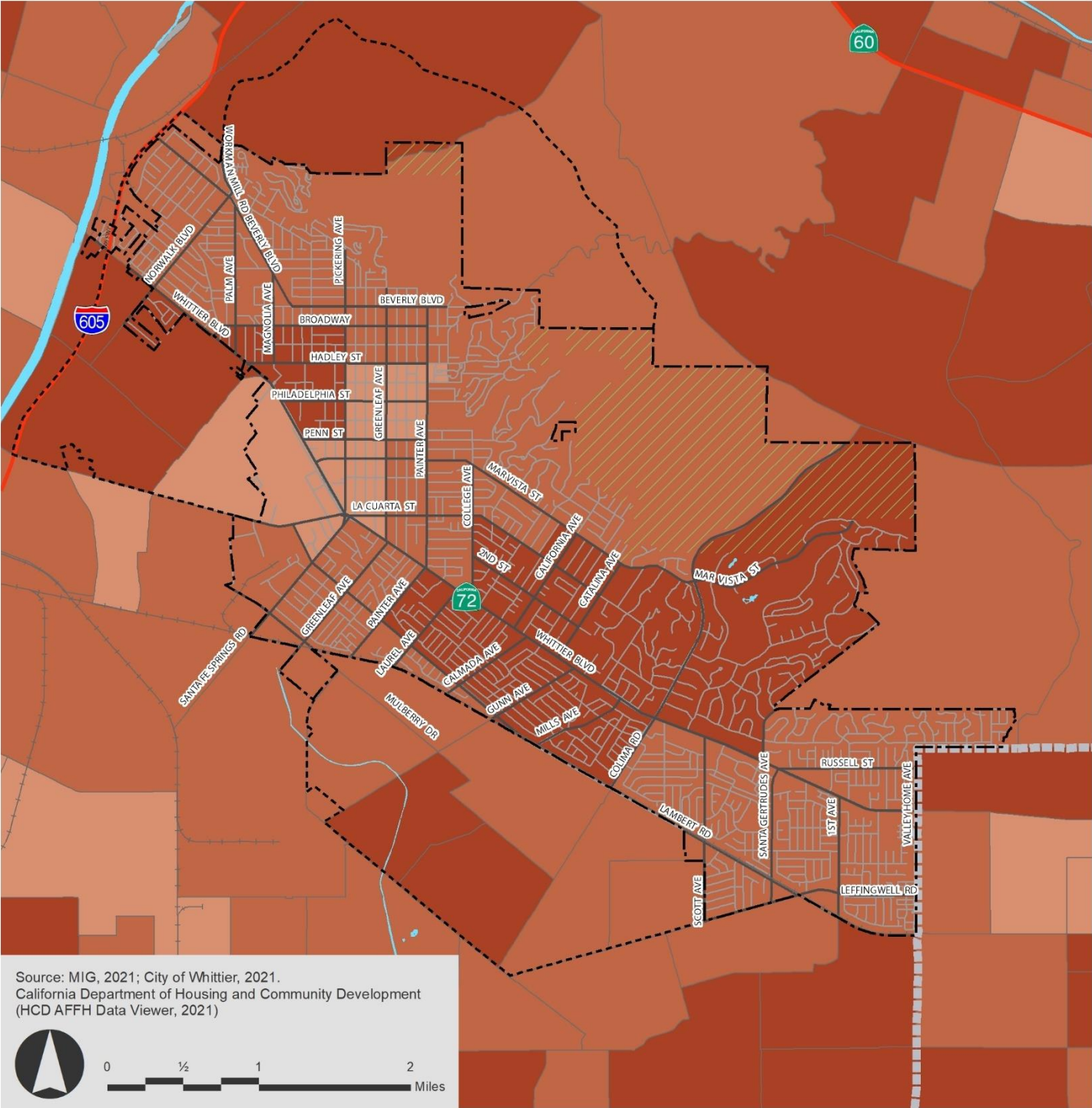
**Base Map Features**

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



**Figure 3.5**  
**Percent of Children in Married-Couple Households**  
 ENVISION WHITTIER



**Percentage of Children in Married - Couple Households (ACS, 2015-2019) - Tract**

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

**Base Map Features**

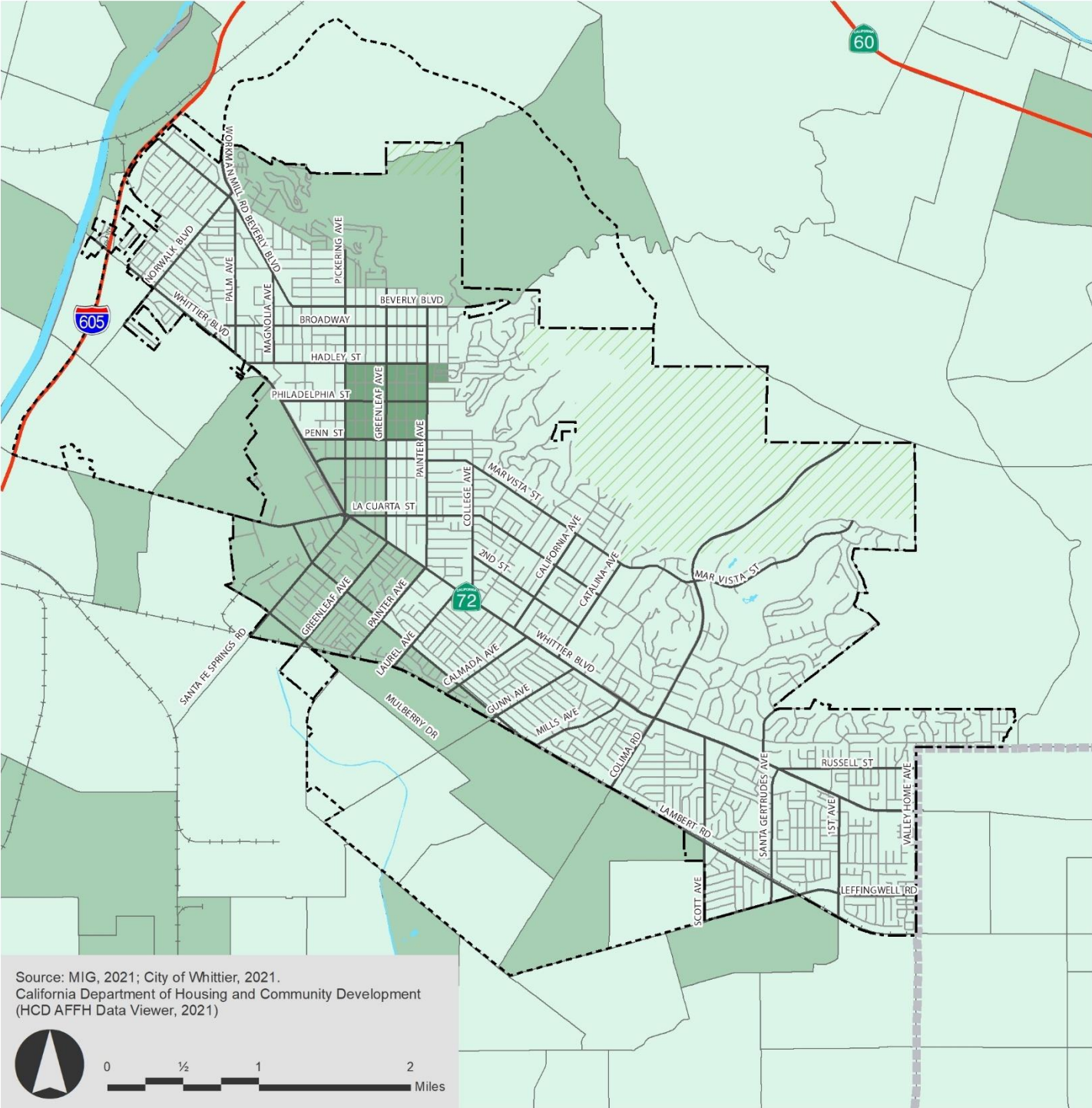
- Whittier City Boundary
- Whittier Sphere of Influence
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- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



**Figure 3.6**  
**Percent of Children in**  
**Female Headed Households**  
**(No Spouse/ Partner)**

ENVISION WHITTIER



**Percentage of Children in Female Headed-Households**  
**No Spouse/Partner Households**  
**(ACS, 2015-2019) - Tract**

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

**Base Map Features**

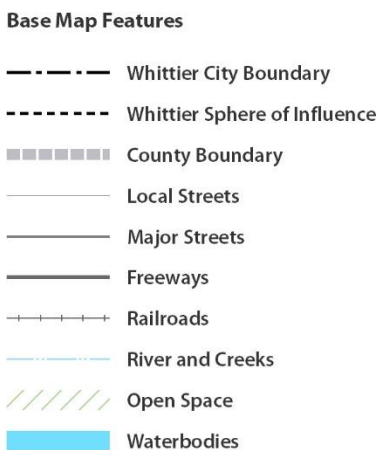
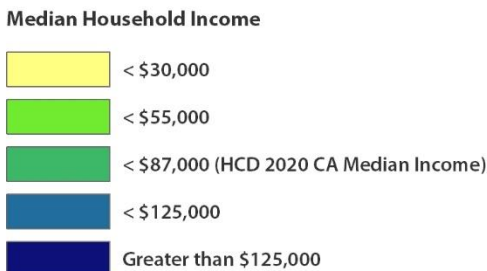
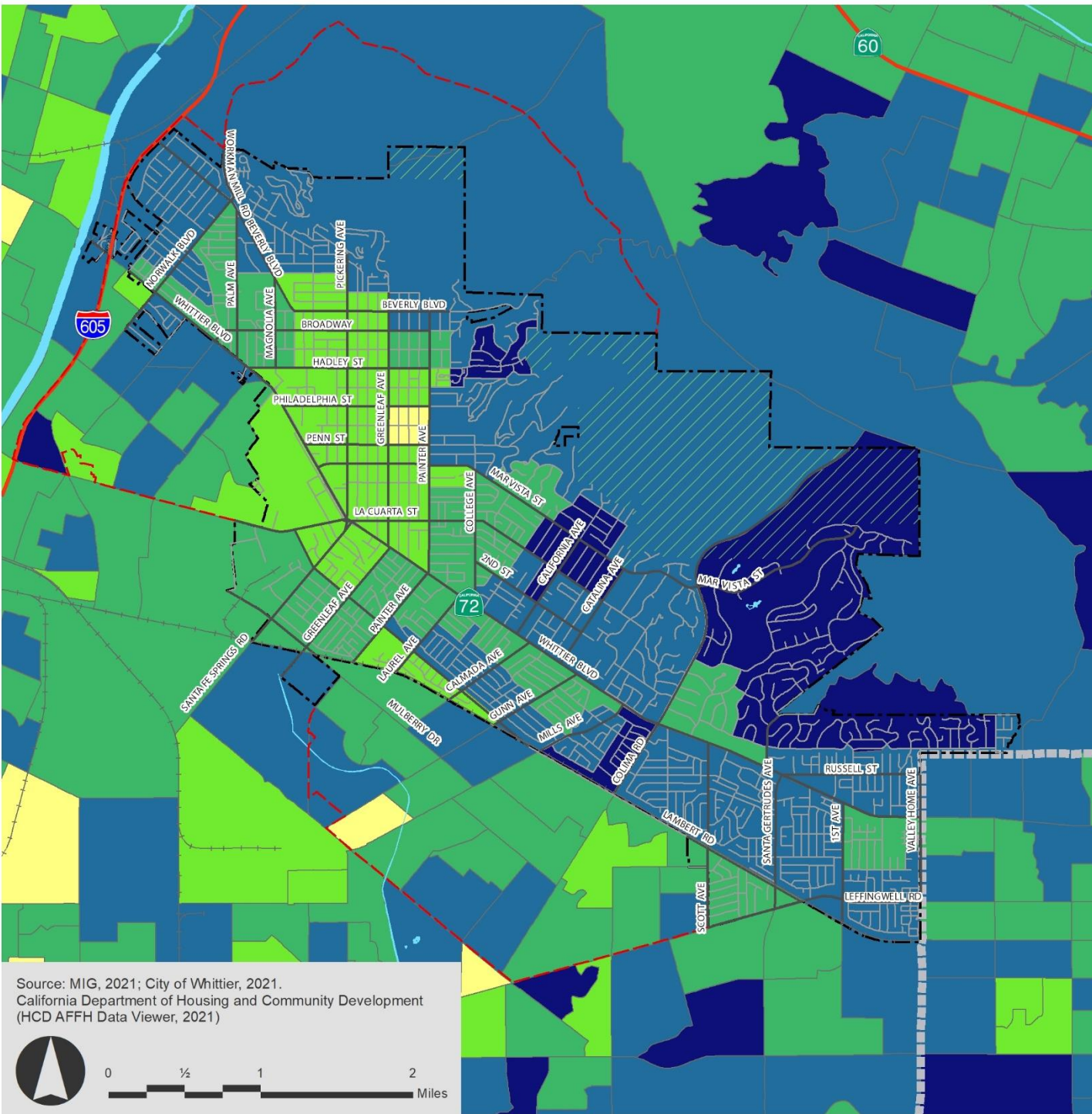
- Whittier City Boundary
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Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



Figure 3.7  
 Median Income  
 (ACS, 2015-2019)  
 Block Group

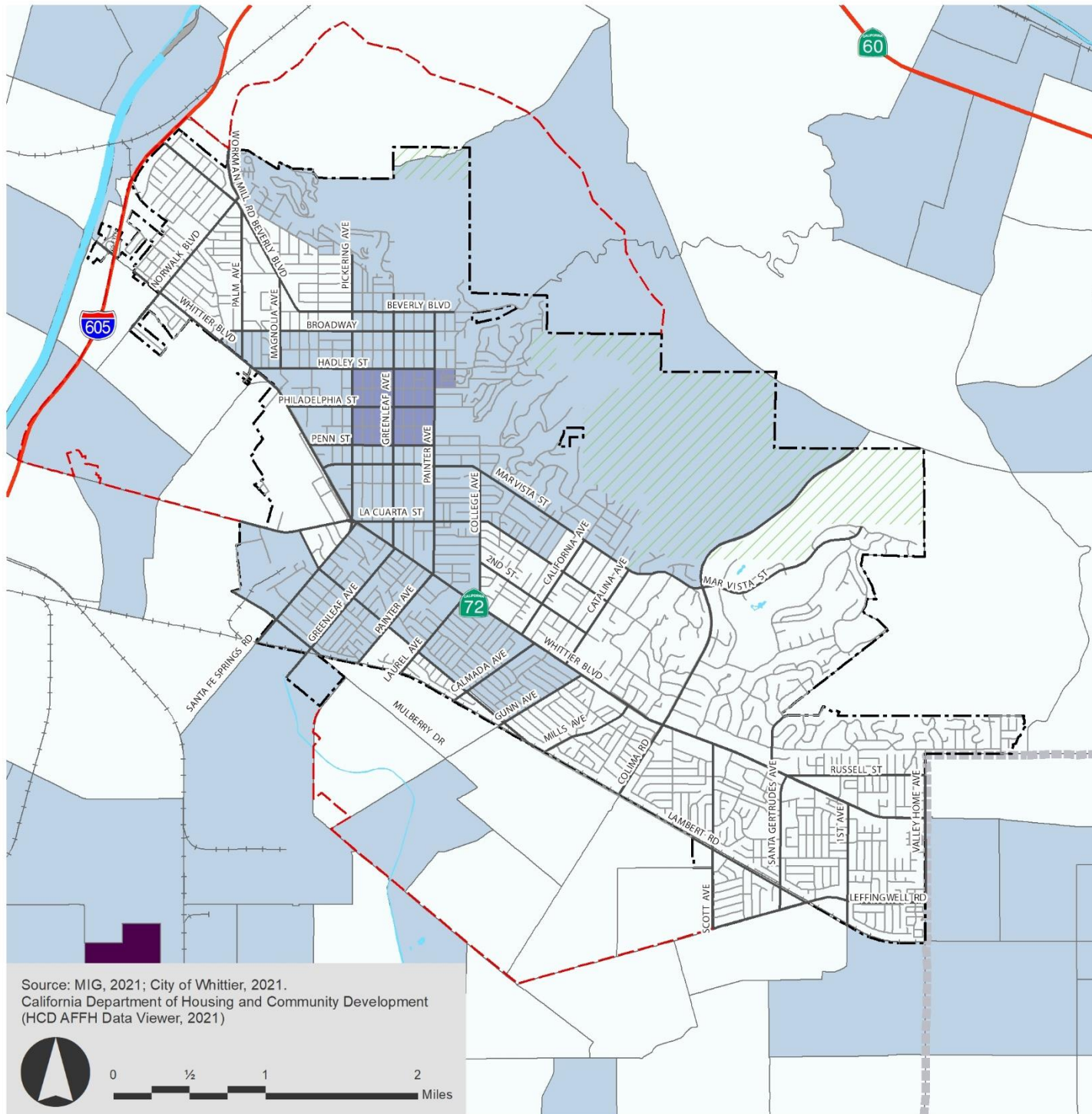
ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



**Figure 3.8**  
**Poverty Status**  
**(ACS, 2015-2019) Tract**  
 ENVISION WHITTIER



**Percent of Population whose income in the past 12 months is below poverty level**

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

**Base Map Features**

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)





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

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-white residents with these residents living in poverty. An area is designated a R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain of either 40 percent or three times the overall poverty rate for the County, whichever is lower.

Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. According to HUD, there are no census tracts within the City of Whittier that qualify as R/ECAPs. This finding is supported by the HCD AFFH data viewer.

In Los Angeles County, there are R/ECAPs concentrated around the central parts of the City of Los Angeles, with a few scattered in San Fernando, San Gabriel, and Antelope Valleys. There are no R/ECAPs near Whittier (AFFH data viewer, HUD 2009-2013). There is a small area identified as a R/ECAP located four miles north in the city of South El Monte. A more significant concentration of R/ECAPs can be found west of I-710 (more than 10 miles west of the City's western boundary).

While there are no R/ECAPs in the City, Figures 3.3 and 3.7 show that the western parts of the City have lower median incomes and a higher proportion of nonwhite residents compared to the rest of the City. In these areas, the proportion of nonwhite residents is greater than 90 percent. This concentration is regional as the concentrations of non-white population extends all the way west to the County's coastal areas. These areas coincide with higher levels of overcrowding and a higher proportion of renter households experiencing cost burden. Many policies and practices from the mid-20th century segregated Los Angeles County along racial and economic lines, from housing to opportunities and resources. The historical placement of federal public housing, discriminatory zoning (such as racial covenants), and the practice of redlining by mortgage lenders created the perceptions of investment risk and resulted in limited pathways to homeownership, housing mobility, and wealth accumulation and resulted in lower levels of public and private investment in housing, infrastructure, and services and in (white) suburban flight.

In Whittier, the concentrations of non-white residents have intensified. In 2010, the same concentration existed but at lower levels (40 to 60 percent) compared with 2018 (80 percent or higher). This increase in diversity has been experienced regionally and is not isolated to Whittier or any specific part of the City. The west side of the City, particularly in the areas generally south of Broadway and Hadley Street and west of Painter Avenue) continue to show concentrations of higher need households. These areas are also identified as Disadvantaged Communities (DAC). Factors that contribute to the enduring concentration of high needs in this area are primarily the result of the presence of more affordable rental and ownership housing in these areas. Housing units tend to be older, with fewer amenities like open space, recreational areas, outdoor dining areas, private balconies, parking and storage space, or upgraded bathroom, kitchen and living areas. As a result, these units typically command lower rents and ownership housing cost and are therefore attractive to the lower-income community.

To address concentrations of higher need communities, the City has focused investment in these areas on the west side. This part of the City has been targeted for CDBG funding investment by being designated as CDBG target area. The area-benefit activities funded from the CDBG program focus specific graffiti abatement, code enforcement, park and street improvements, and housing rehabilitation efforts. There are also many

community facilities and parks located in or adjacent to the identified tracts. These amenities include the Central Park Historic District, Whittier College, the dining, shopping, and entertainment amenities of the Uptown Area, along with the following City run facilities: Civic Center, City Hall, Police Station, Joe Miller Field, Skate Park, recently expanded Lee and Erica Owens Park, John Greenleaf Whittier Park, York Field, Central Park, City Yard, Founders Memorial Park, Transit Depot. Perhaps, most importantly, the Greenway Trail bisects the Tracts and offers, biking, walking, running, and exercise stations.

The City is also working to increase participation in this part of Whittier. The City moved to voting by City Council districts in the last decade and now constituents from these areas are represented by a City Council member who resides in the district and was elected by the district. The City also recently implemented a web-based “Whittier 365” application for reporting maintenance and other issues to City staff. Lastly, the City recently remodeled and expanded the Central public library serving this area, which now boasts more computer access terminals, collections, floor area, and even a new maker space with 3-D printing technology. Social media efforts and the creation of a Public Information Officer staff position will further enhance participation from these areas. To ensure that participation from all areas of the city was received, a Housing Element workshop was held in every City Council district and an additional citywide meeting for Spanish-speaking residents. Outreach components are included in Program 1.4 (Accessory Dwelling Units) and in several of the program actions included in Program 5.1 (Affirmatively Furthering Fair Housing).

### **Racially Concentrated Areas of Affluence**

Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Whittier, there are a few areas with a median income higher than \$125,000 that correspond to areas with slightly lower percentages of non-white residents. These areas are located along the border with the City of La Habra and near Worsham Canyon. However, vast areas of the city with a household income of \$125,000 or greater have concentrations of 60-80 percent of non-white people, suggesting that Whittier does not have racially concentrated areas of affluence.

Compared with Los Angeles County, the City has a slightly lower proportion of white, non-Hispanic residents (24.2 percent compared with 26.2 percent for the County in 2019) . A regional comparison shows that Whittier has a similar level of white residents, with relatively higher proportion of white residents in the eastern parts of the City and moving west toward the cities of La Mirada, Fullerton, Yorba Linda, and Placentia. These areas also have relatively higher incomes. In general, a predominance of white residents in the County can be seen in higher income or more expensive areas such as in the westernmost areas of the County near the boundary with Ventura County, all coastal areas, and in the foothills along the San Gabriel Mountains.

### **Opportunity Access**

Barriers exist beyond fair housing issues that can limit access to opportunities in education, employment, transportation, low poverty environments, and environmentally healthy neighborhoods. To facilitate the access to opportunity analysis, HUD provides a table that measures access to opportunity by seven indices. The indices allow comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. With these indices, a higher number is correlated to a better outcome and range from a scale of 0 to 100. Each index should not be thought of as a percentage—but as an “opportunity score.”

1. **The environmental health index** summarizes potential exposure to harmful air quality toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. Whittier has significantly low levels of environmental health across all ethnic groups and economic status. The region also has poor levels of environmental health, but generally has better scores than Whittier. However, the region has greater disparities among ethnic groups where Black, Asian, and Hispanic residents experience greater exposure to pollution burdens than White residents.
2. **The low poverty index** captures poverty in a neighborhood or jurisdiction. The higher the score, the lower the area's exposure to poverty. Whittier residents experience moderate levels of exposure to poverty and are also less exposed to poverty than those living in the region, which is especially true for Black and Hispanic residents. White and Asian residents in the city experience the least exposure to poverty and is similar to that seen at the regional level. Overall, residents in Whittier have better access to opportunity and critical resources when compared to the region as a whole.
3. **The school proficiency index** uses test scores from fourth-grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Generally, Whittier shows that it has better access to high quality schools than the region. However, in Whittier non-white residents living below the poverty line have significantly lower access to higher quality schools than those who are not. Having poor access to high quality schools limits an individual's ability to have upward social mobility and access opportunities that can improve one's quality life. This is especially crucial for those living in poverty who already lack the resources necessary to move out of poverty.
4. **The job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities in terms of distance for a given area. Generally, Whittier has low to moderate levels of proximity to jobs in comparison to the region which has moderate levels of proximity to jobs. This is likely due to many residents being employed out of the City and in major employment centers such as Downtown Los Angeles. Black, Hispanic, and Native American residents in Whittier have the highest levels of proximity to jobs.
5. **The labor market index** aims to understand factors that may impact access to jobs other than just distance, such as transportation options, jobs available in the area or the education and training necessary to obtain them. For example, there may be concentrations of jobs in urban centers, but many of the jobs might be unattainable for residents of low-income neighborhoods due to low educational attainment opportunities. The higher the score, the higher labor market engagement and opportunity to attain jobs. Generally, Whittier residents have moderate levels of labor market engagement, even for those living below the poverty line, and has minimal disparities amongst ethnic groups. However, the region has significant disparities in labor market engagement across ethnic groups. Black and Hispanic residents in the region have the least engagement with the labor market, especially for those living below the poverty. Black and Hispanic residents in Whittier, both below and above the poverty line, have significantly better access to the labor market than Black and Hispanic residents living in the region. Overall, the city has a balanced set of factors that allow residents to access a variety of job types.
6. **The transit index** is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, Whittier has high levels of transit usage and is similar to that of the region. There are no disparities between transit usage among racial and ethnic groups or for those living below the poverty line in the city.

7. **The low transportation cost index** is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. Whittier and the region have similar levels of transportation cost which are considered to be somewhat low. The scores for both the transit and transportation indices suggest that residents are using the public transit available to them and it is relatively affordable.

**Table 3.13 - Opportunity Indicators, by Race/Ethnicity**

<b>(Whittier, CA CDBG) Jurisdiction</b>	<b>Low Poverty Index</b>	<b>School Proficiency Index</b>	<b>Labor Market Index</b>	<b>Transit Index</b>	<b>Low Transportation Cost Index</b>	<b>Jobs Proximity Index</b>	<b>Environmental Health Index</b>
<b>Total Population</b>							
White, Non-Hispanic	67.75	56.40	56.83	84.63	70.91	32.37	8.34
Black, Non-Hispanic	56.54	49.93	51.57	86.11	74.02	39.85	8.50
Hispanic	55.93	46.28	49.38	86.60	74.89	40.94	8.13
Asian or Pacific Islander, Non-Hispanic	66.08	57.98	56.86	83.72	70.58	34.21	8.40
Native American, Non- Hispanic	52.79	44.41	48.15	87.33	76.39	41.98	8.28
<b>Population below federal poverty line</b>							
White, Non-Hispanic	58.61	49.37	52.74	85.17	71.63	38.47	8.40
Black, Non-Hispanic	56.45	37.91	48.38	88.69	77.99	49.36	7.29
Hispanic	42.77	37.99	43.74	88.23	79.32	48.14	8.35
Asian or Pacific Islander, Non-Hispanic	29.58	37.22	32.15	89.90	81.00	46.27	8.41
Native American, Non- Hispanic	38.47	34.54	40.27	90.87	82.36	49.27	8.62
<b>(Los Angeles-Long Beach- Anaheim, CA) Region</b>							
<b>Total Population</b>							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non- Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
<b>Population below federal poverty line</b>							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non- Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 12 - Opportunity Indicators, by Race/Ethnicity, Data version: AFFHT006, released July 10th, 2020.

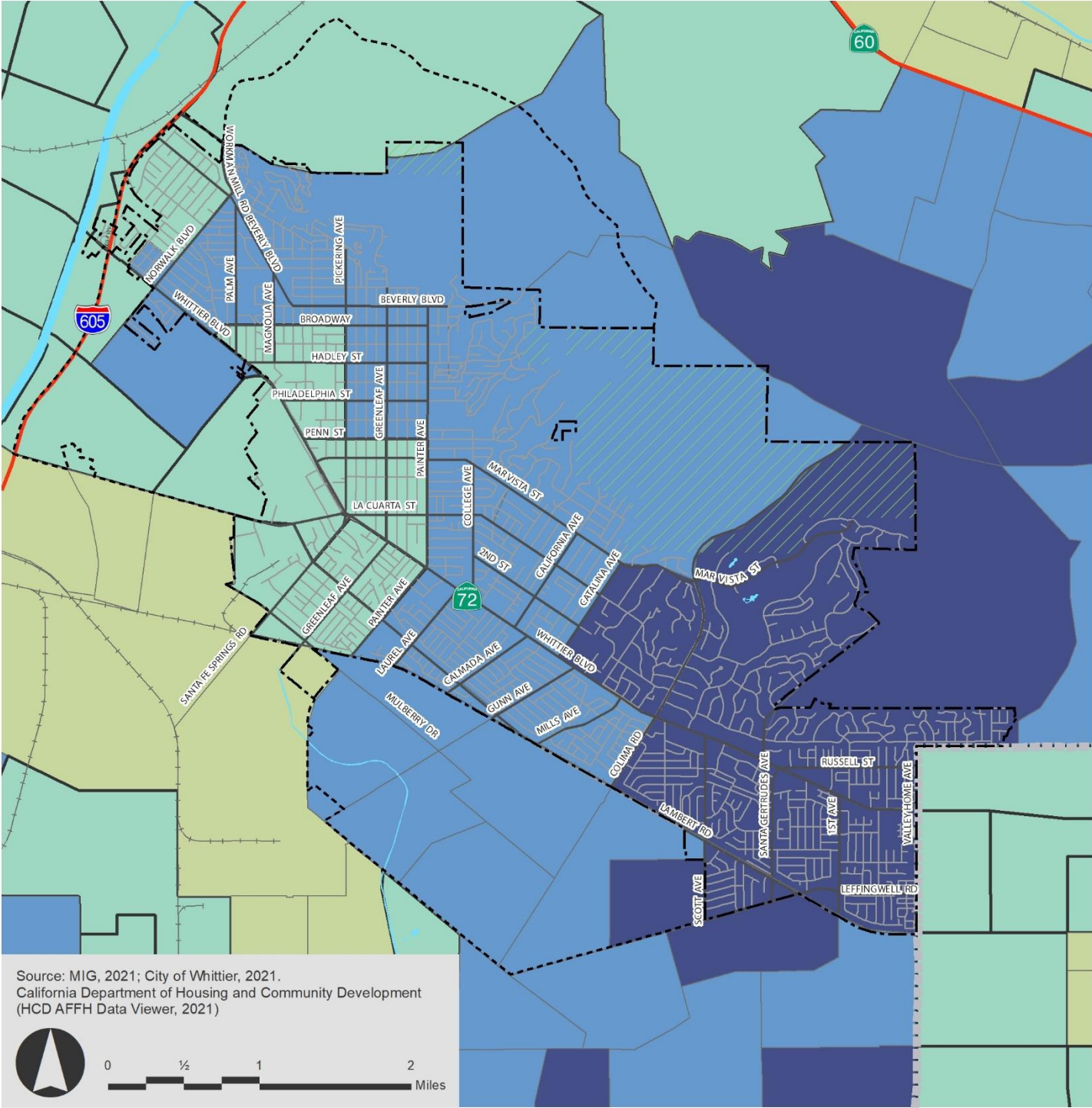
Note: HUD calculates a value for each index and then standardizes the results on a scale of 0-100 based on a relative ranking with the metro area. See [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/affh](https://www.hud.gov/program_offices/fair_housing_equal_opp/affh) for more information.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. The characteristics are derived from data such as proximity to jobs, high school graduation rates, unemployment rate, population living below the poverty line, etc. The indicators are grouped into three categories, economic, environmental, and education, and are used to create an overall composite score that ranges from low to highest resource. Low resources indicate less access to opportunity and high resources indicate greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on Figure 3.9, most TCAC opportunity areas in Whittier are in the highest or high resources category. The northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated as a moderate resource area. A small area of the City (limited to the 44-acre Whittier Union High School District/Sierra Education Center property) is designated as a low resource area. The data is most likely picking up demographic data from outside the City in unincorporated pockets of the County and in the City of Santa Fe Springs.

Figure 3.9  
 TCAC Opportunity Areas  
 (2021) Composite Score

ENVISION WHITTIER



TCAC Opportunity Areas (2021) - Composite Score - Tract

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

Base Map Features

- Whittier City Boundary
- Whittier Sphere of Influence
- County Boundary
- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



### Disproportionate Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice. Overall, data shows that disproportionate housing need is prevalent in Hispanic households, and large family households had the highest level of need compared with the City as a whole. For households experiencing severe housing problems, Native American households had the highest level of need compared with the City as a whole. HUD data shows that disproportionate housing need trends within the City mirror regional trends.

Table 3.14: Whittier Demographics of Households with Disproportionate Housing Needs	
Households experiencing housing problems	% with problems
<b>Race/Ethnicity</b>	
White, Non-Hispanic	34.18%
Black, Non-Hispanic	45.56%
Hispanic	52.06%
Asian or Pacific Islander, Non-Hispanic	47.83%
Native American, Non-Hispanic	33.33%
Other, Non-Hispanic	37.36%
Total	45.85%
<b>Household Type and Size</b>	
Family households, <5 people	39.62%
Family households, 5+ people	62.87%
Non-family households	50.10%
Households experiencing any of Four Severe Housing Problems	Percentage with severe problems
<b>Race/Ethnicity</b>	
White, Non-Hispanic	17.31%
Black, Non-Hispanic	29.29%
Hispanic	30.88%
Asian or Pacific Islander, Non-Hispanic	23.87%
Native American, Non-Hispanic	33.33%
Other, Non-Hispanic	14.37%
Total	26.00%



## Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Whittier, 41 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 68.4 percent are overpaying for housing. For owner-occupied households, 33.9 percent are overpaying for housing, while 50.8 percent of renter-occupied households are overpaying for housing.

Figures 3.10 and 3.11 show cost burden (overpayment) for homeowners and for renters. Compared with the surrounding areas, Whittier has a similar level of cost burden for homeowners with most parts of the City showing cost burden for 40 percent or under of homeowners households. In Whittier there is a census tract with a concentration of overburdened homeowner households. This tract contains the medical district and shows that 64.4 percent of homeowner households are cost burdened. For renters, the City shows slightly more areas where 40 to 60 percent of renter households are cost burdened. These areas include census tracts abutting Whittier Boulevard to the east between Broadway and College Avenue as well as a few census tracts in South Whittier. Most cities in the region have areas of cost burden in excess of 80 percent of renter households but the City of Whittier does not.

## Overcrowding

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

Figure 3.12 shows that most of the City has overcrowding rates lower than the state of California (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include the medical district and South Whittier, where overcrowding ranges from 21-23 percent of households. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area.

## Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 3.13 shows CalEnviro Screen results Whittier. Figure 3.13 shows that eight Census tracts are considered disadvantaged communities (DAC) consistent with SB 535. The map shows that DACs score high in pollution and population characteristics, such as having high rates of contaminated sites, toxic release facilities, and cardiovascular disease. These DACs are defined as the top 25 percent scoring areas from CalEnviroScreen along

with other areas with high amounts of pollution and low populations. The DACs are located in South Whittier and in the City's Sphere of Influence along the West Whittier-Los Nietos area.

The higher pollution burden in this part of the City is also a consequence of nearby industrial land uses. Located south of Whittier is the largely industrial City of Santa Fe Springs. The area's industrial pattern of development contributes to the high environmental pollution burdens seen in areas of the City near Santa Fe Springs (see Figure 3.13).

### **Substandard Housing**

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. These issues can increase the risk of disease, crime, poor mental health, and other social impacts. HUD CHAS data (2014-2018) provide an estimate of households with at least one of four housing problems that contribute to substandard housing (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent). In Whittier, 45.2 percent of households reported one of these housing problems, a level lower than Los Angeles County (51.0 percent) and closer to the proportion of housing problems experienced statewide (44.3 percent).

The City uses CDBG funds to support housing code enforcement activities to eliminate or arrest deteriorated housing in target areas that are characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding. Based upon observations and experiences of the Building and Safety program, the City estimates that in 2021, only nine red-tagged housing units citywide are in severe need of replacement or substantial rehabilitation due to housing conditions. The City has four HUD-funded housing rehabilitation programs, two of which are overseen by outside service providers:

- Minor Home Modification Grant Program SCRS: Maximum amount \$5,000
- Minor Home Repair Grant Program Habitat for Humanity: Maximum amount \$5,000
- Rehabilitation Grant Program City of Whittier: Maximum amount \$12,500
- Rehabilitation Loan Program City of Whittier: Maximum amount \$50,000

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

### **Homelessness**

In 2020, a total of 284 homeless individuals were in Whittier, which is 0.5 percent of the total number of homeless individuals in Los Angeles County. Of the 284 homeless individuals, 40 were sheltered while 244 were unsheltered. According to Los Angeles Homeless Services Authority (LAHSA), Whittier's annual homeless count has declined 37 percent over three years from 340 in 2015 to 214 in 2017. The latest count shows an increase since then, a trend seen at all levels, local, regional and statewide.

The City has been very proactive and a leader on homelessness prevention in the region. There are many services and resources in place for the homeless population and there is strong grass roots community engagement and coordination. However, the demand for services and housing in Whittier continues to be

greater than the supply. In Whittier, homeless housing resources include the Whittier Area First Day Coalition, which provides a short-term emergency transitional housing (45 beds) with on-site supportive services, and the Women’s and Children’s Crisis Shelter Whittier, providing emergency and transitional shelter (28 beds) and support services to victims of domestic violence. The Salvation Army Transitional Living program offers 78 transitional housing beds for their 18-month program. Other homeless shelters in the area include the Cold Weather Shelter in Whittier, which provides two meals and a bed indoors for up to approximately 40 homeless people throughout the winter months. Additionally, The Whole Child, located in Whittier, is a nonprofit organization providing mental health, family housing, parent enrichment and nutrition education services to families in Los Angeles Count and provides 40 transitional housing beds.

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

The City Council has taken a proactive approach towards ending homelessness through the annual allocation of grant funding to local nonprofit agencies from three funding sources: general fund, Community Development Block Grant (CDBG), and housing authority funds. The City Council's priority over the past three years has been to annually fund between 20-25 nonprofit agencies that specifically provide homeless services in the city. All the applications for the social service funding grants are annually reviewed by the Social Services Commission and approved by City Council. In 2020, the City committed to \$1,086,497 in HUD funding and more than \$2.2 million in other funds to the Salvation Army to assist in the rehabilitation/construction of a 139-bed homeless navigation center and emergency shelter. In addition, the City has an operating agreement with the Salvation Army which provides approximately \$15,000 per month to the Salvation Army for shelter operations and support services for single adult homeless men and women.

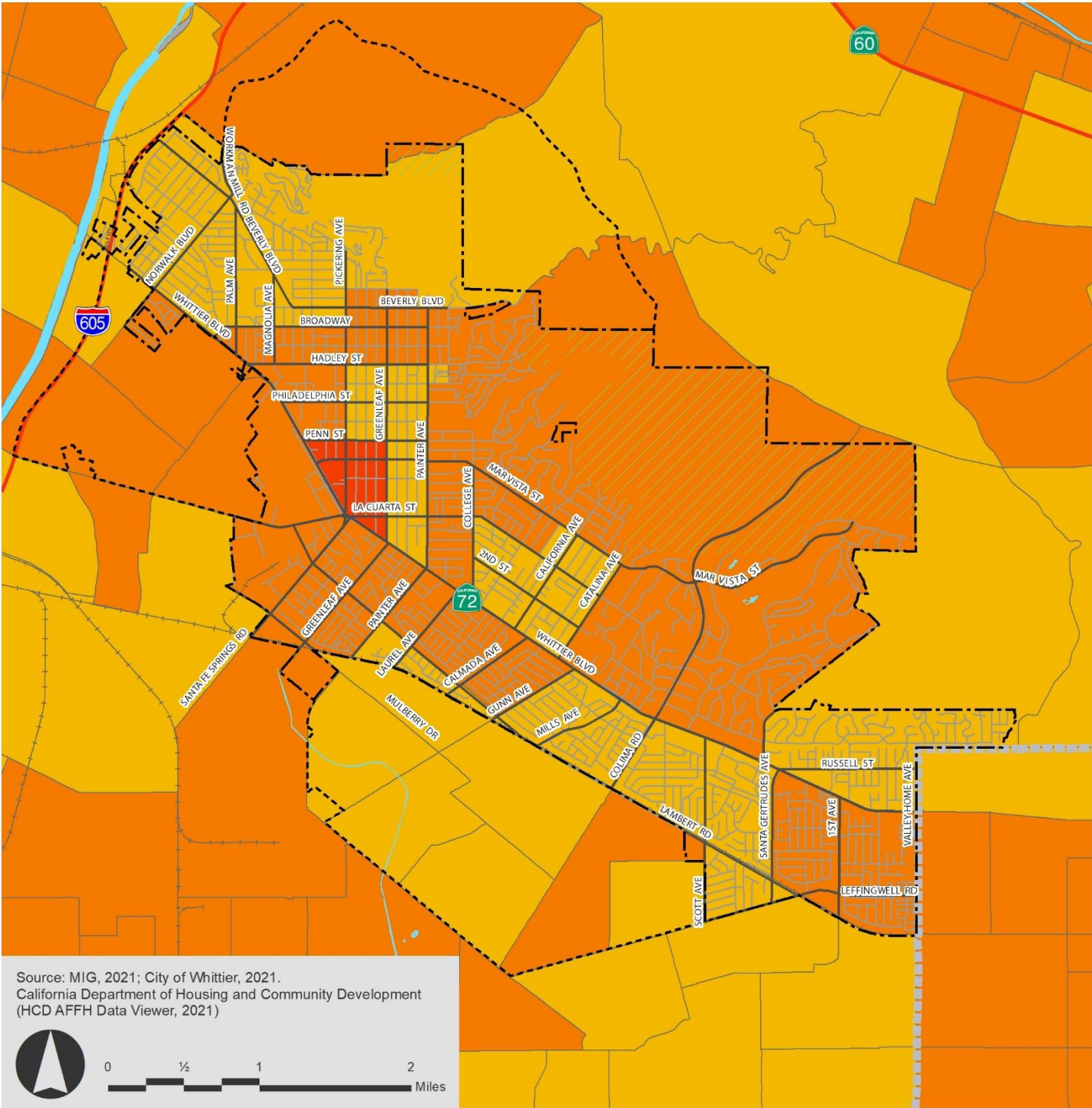
### **Disproportionate Need Summary of Issues**

- Disproportionate housing need is prevalent in Hispanic households, and large family households had the highest level of need compared with the City as a whole.
- For households experiencing severe housing problems, Native American households had the highest level of need compared with the City as a whole
- There is a census tract with a concentration of overburdened homeowner households. This tract contains the medical district and shows that 64.4 percent of homeowner households are cost burdened. For renters, the City shows slightly more areas where 40 to 60 percent of renter households are cost burdened. These areas include census tracts abutting Whittier Boulevard to the east between Broadway and College Avenue as well as a few census tracts in South Whittier. These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding and cost burden.
- Within the City, the areas with the highest levels of overcrowding include the medical district and South Whittier, where overcrowding ranges from 21-23 percent of households. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area.
- Disadvantaged communities (DAC) consistent with SB 535. are in the areas in and south of Uptown. These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding and cost burden.



**Figure 3.10**  
**Overpayment by Home Owners**  
**(2015 - 2019)**

ENVISION WHITTIER



**Overpayment by Home Owners**  
**(ACS, 2015 - 2019) - Tract**

- < 20%
- 20% - 40%
- 40% - 60.0%
- 60% - 80%
- > 80%

**Base Map Features**

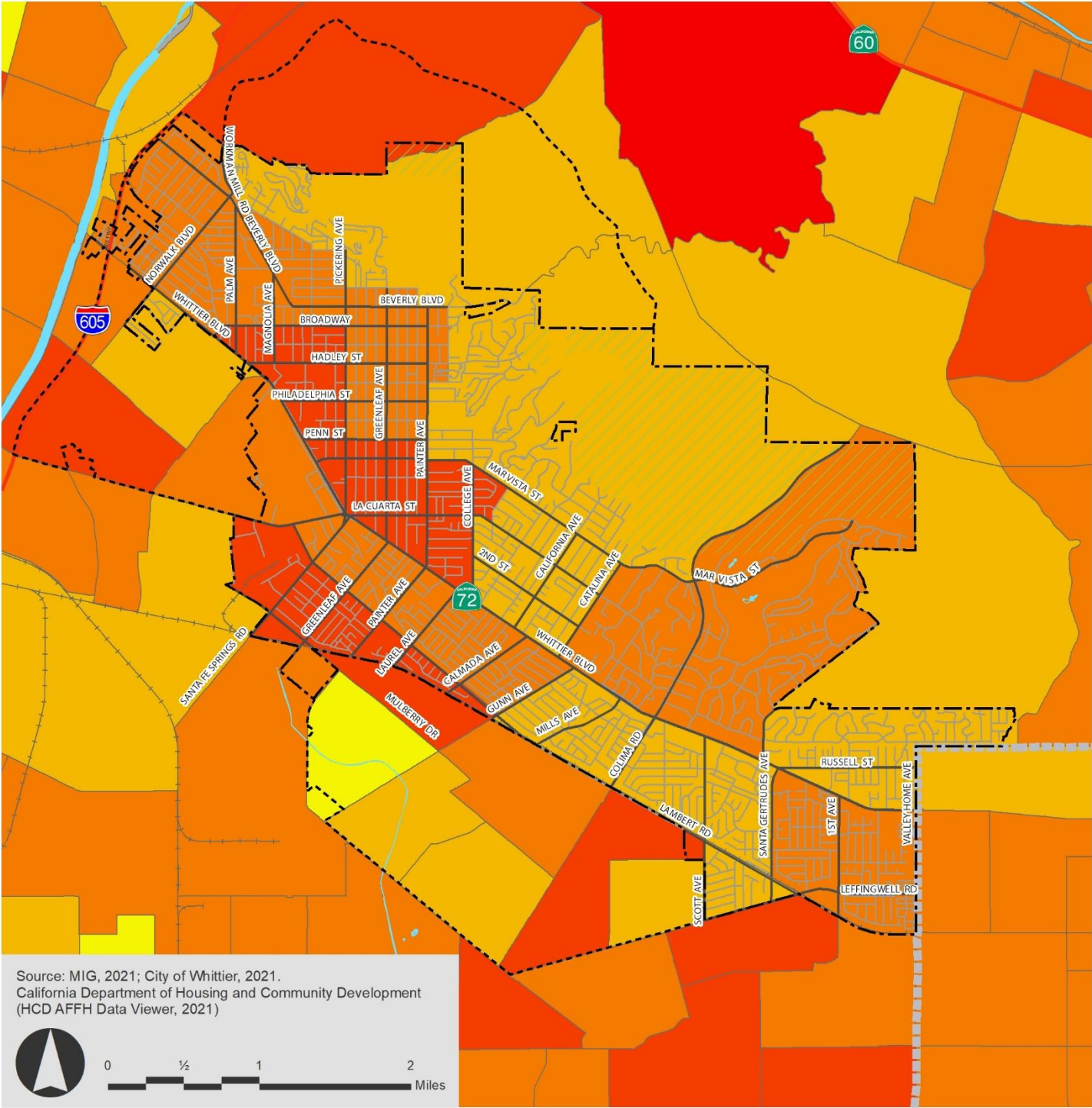
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- Whittier Sphere of Influence
- County Boundary
- Local Streets
- Major Streets
- Freeways
- Railroads
- River and Creeks
- Open Space
- Waterbodies

Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



Figure 3.11  
 Overpayment by Renters  
 (2015 - 2019)

ENVISION WHITTIER



**Overpayment by Renters  
 (ACS, 2015 - 2019) - Tract**

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

**Base Map Features**

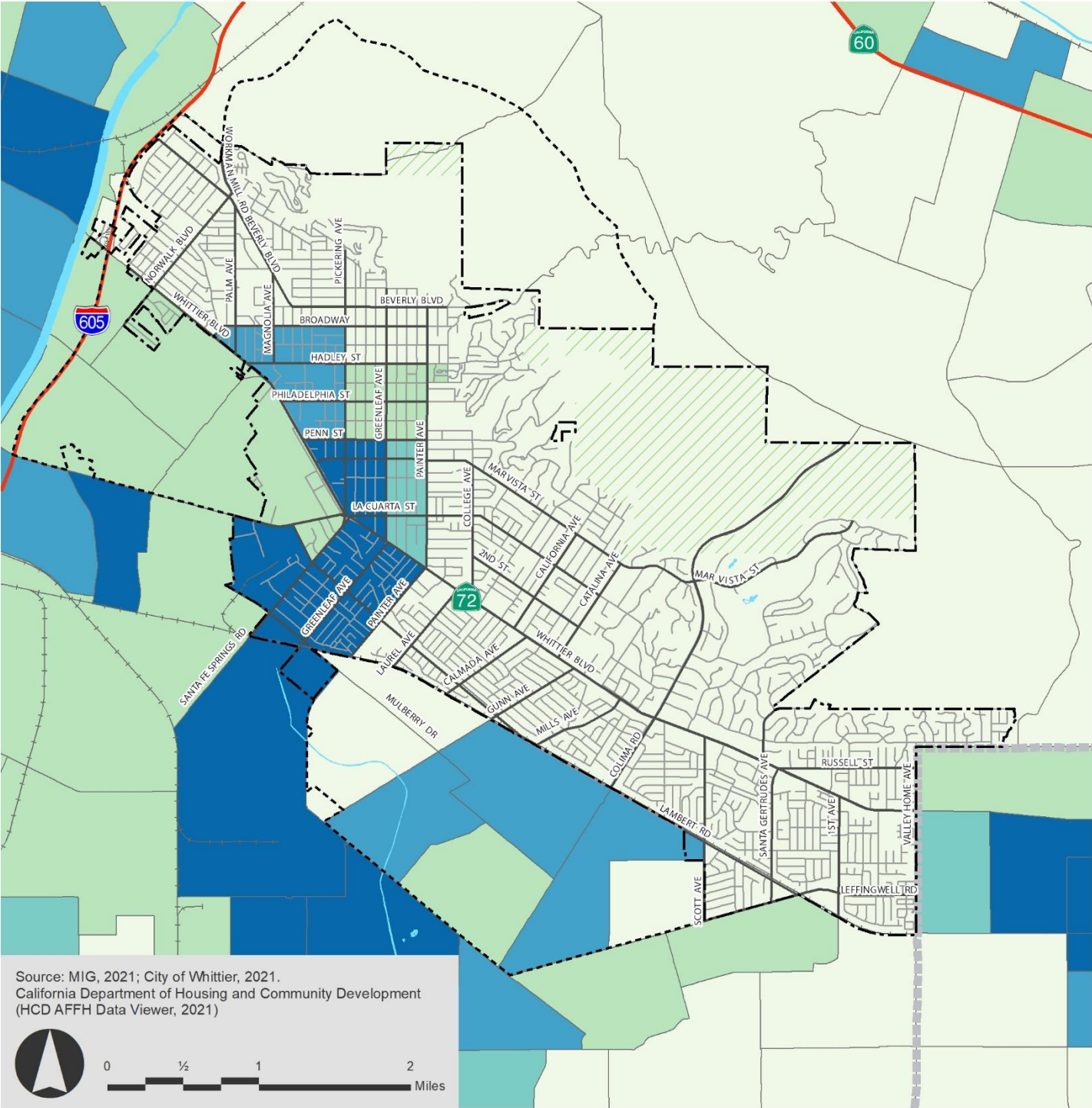
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Source: MIG, 2021; City of Whittier, 2021.  
 California Department of Housing and Community Development  
 (HCD AFFH Data Viewer, 2021)



Figure 3.12  
 Concentration of  
 Overcrowded Households

ENVISION WHITTIER



**Overcrowded Households (CHHS) - Tracts**

- ≤ 8.2%
- ≤ 12%
- ≤ 15%
- ≤ 20%
- ≤ 70%

**Base Map Features**

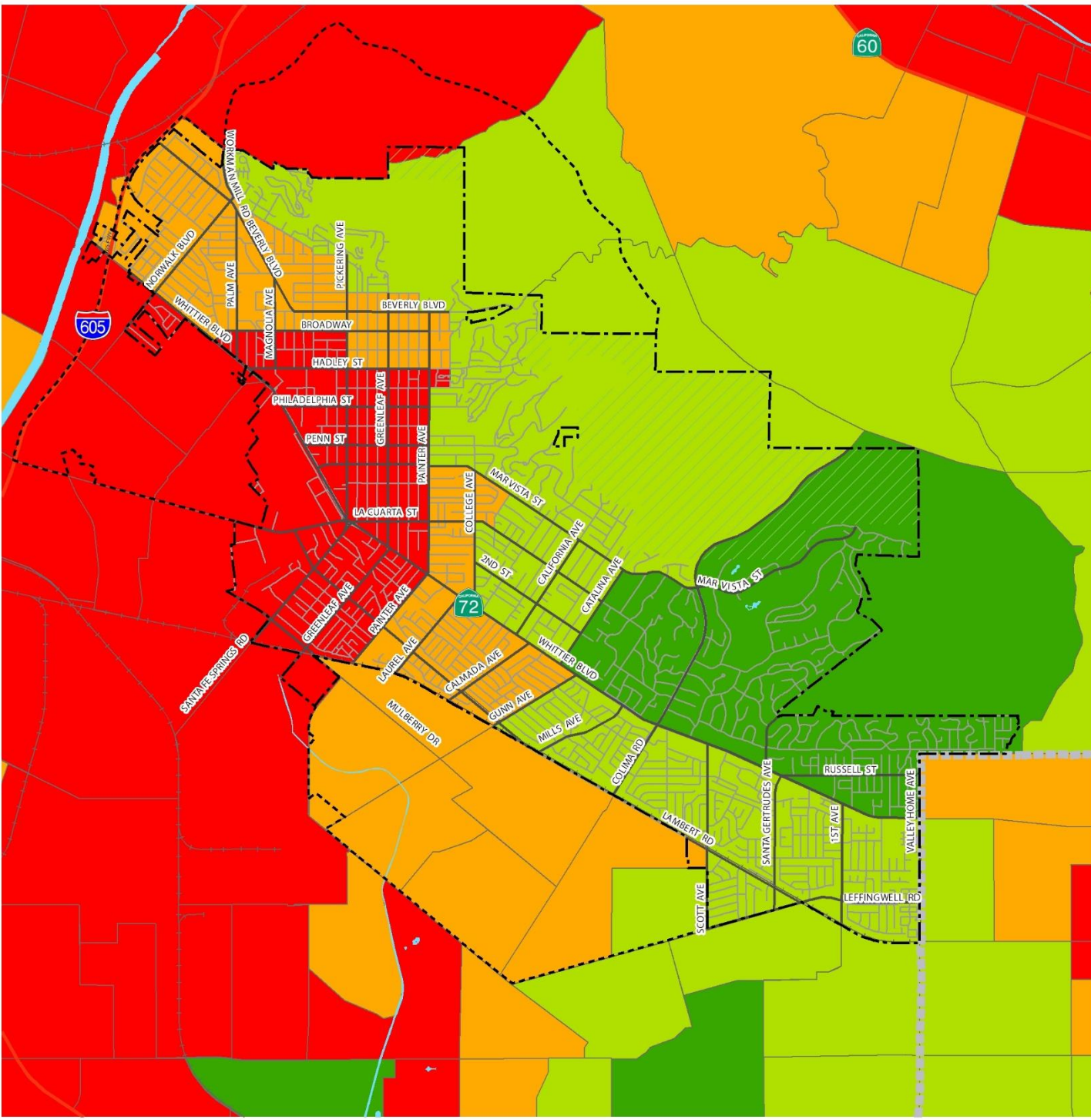
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Source: MIG, 2021; City of Whittier, 2021.  
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Figure 3.13  
 CalEnviroScreen 3.0, 2018 - Tract

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**CalEnviroScreen 3.0 Results**

- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher

**Base Map Features**

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- Whittier Sphere of Influence
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## Displacement Risk

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

Physical displacement: State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), is subject to expiration of affordability restrictions. The development is in an area characterized by a higher proportion on non-white residents, lower incomes, and higher pollution burdens. This development is also located near a future transit station. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, walking distance from three sites located in the immediate area. Over the long-term, the City expects demand for much higher densities near this new, major transit stop. In the event that the development is replaced or converted, City staff will be prepared to provide technical assistance to owners, tenants, and non-profit housing corporation buyers of existing subsidized low-income housing complexes to extend subsidy contracts and/or find government financing for acquisition of affordable rental units. If conversion of a subsidized complex or other affordable housing to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, first right of refusal, and conversion procedures. The City will also provide tenants information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority and other affordable housing opportunities.

Segregation can also contribute to displacement. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, Whittier is less segregated than most parts of the County.

Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their Zoning Ordinance. The City of Whittier has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

Economic displacement is due to the inability to afford rising rents or costs of homeownership like property taxes. Whittier generally has lower housing costs in comparison to Los Angeles County. However, in Whittier 33.9 percent of owner-occupied households are overpaying for housing, which places them at risk of displacement if housing costs were to continue to rise. As mentioned previously, there is a high proportion of cost burdened homeowner households in the areas surrounding the Presbyterian Intercommunity Hospital. Other areas susceptible to displacement include areas abutting Whittier Boulevard to the east between

Broadway and Painter Avenue because of the high proportion of households that are renters (see Figure 3.14). Within this area, the neighborhoods east of Whittier Boulevard have lower median household incomes (Figure 3.7) making these renters particularly susceptible to displacement. Low-income residents could also be at risk of economic displacement due to having fewer financial resources to afford housing. In Whittier, lower income households have a much higher rate of overpayment at 68.4 percent in comparison to 41 percent of all households that are overpaying for housing.

The Urban Displacement Project and HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%;
  - Share of people of color is above 50%;
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median;
- The community or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases); or
- Difference between Census tract median rent and median rent for surrounding Census tracts above median for all tracts in the County (rent gap)

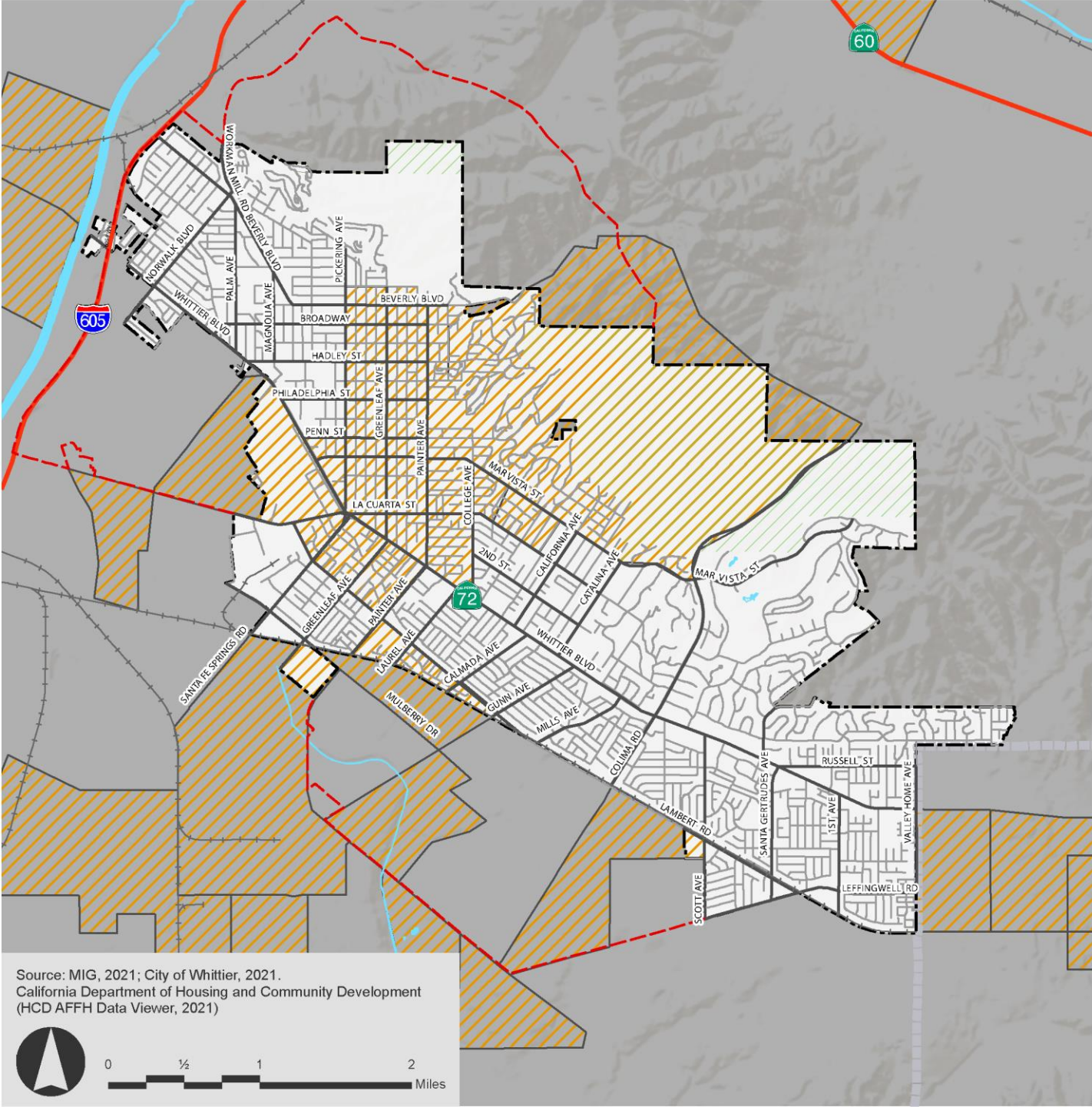
In Whittier, there are a number of census tracts identified as vulnerable communities by the Urban Displacement Project (Figure 3.15). These communities are generally located in the Uptown area and to the south. This part of the City has been targeted for CDBG funding investment by being designated as CDBG target area. The area-benefit activities funded from the CDBG program focus specific graffiti abatement, code enforcement, park and street improvements, and housing rehabilitation efforts.

### Displacement Risk Summary of Issues

- One affordable housing development - Whittier Springs (13 units) a senior, multi-family development for very low-income disabled residents - is at risk of conversion from lower income housing to market rate housing during the next ten years. The development is in an area characterized by a higher proportion on non-white residents, lower incomes, and higher pollution burdens. This development is also located near a future transit station where there is anticipated demand for much higher densities once the station is built (construction is expected to start in 2023). These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding, cost burden, and environmental pollution burden.
- There are several census tracts identified as vulnerable communities by the Urban Displacement Project. These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding and cost burden.

Figure 3.15  
Sensitive Communities  
(UCB, Urban Displacement Project)











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**Vulnerability of Displacement due to Rising Property Values**

 Vulnerable

**Base Map Features**

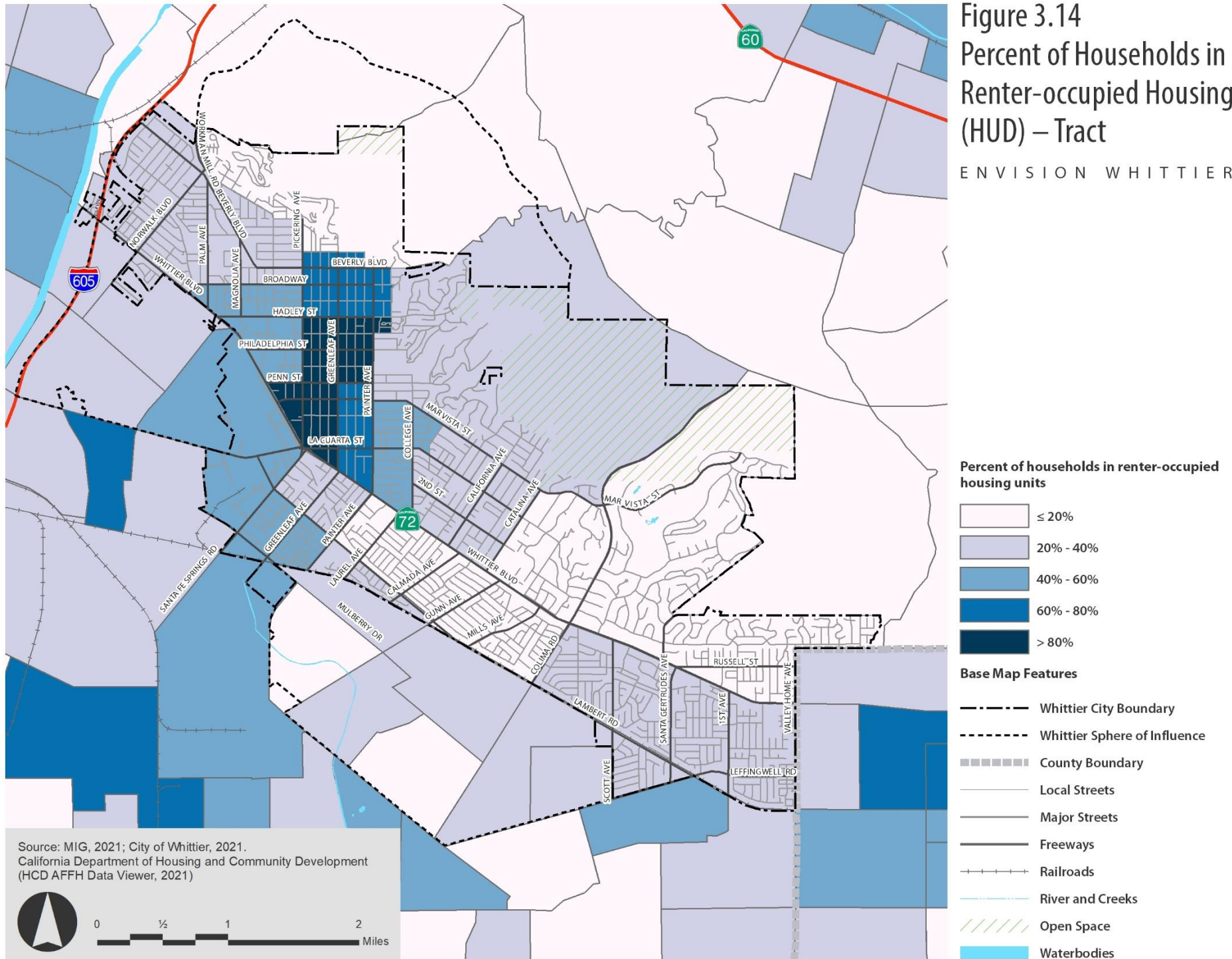
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Source: MIG, 2021; City of Whittier, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



Figure 3.14  
Percent of Households in  
Renter-occupied Housing Units  
(HUD) – Tract

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## Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Figure 3.16 shows the site inventory to address the City's RHNA for 2021-2029 and the TCAC Opportunity areas.

A large portion of the lower-income RHNA will be addressed in sites rezoned for mixed-use and mixed-use commercial center. The mixed-use sites are predominantly located along Whittier Boulevard adjacent to activity hubs that provide opportunities for clustering similar and compatible uses that support economic development. Designated nodes and activity centers include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan. These sites have the capacity to accommodate 886 units for lower-income housing. These sites are evenly distributed along Whittier Boulevard, which traverses a few areas that have concentrations of lower income, overcrowded, and renter households. However, none of these areas are designated as low resources and range from moderate to highest resources.

About a third of the lower-income RHNA will be addressed in the former Whittier Boulevard Specific Plan. This area will be rezoned to allow for High Density Residential Development at a density of 25.1-35 du/ac. These sites have a capacity of 574 units in the lower-income category. This area does not have concentrations of persons living in poverty and/or non-White residents. It is also not identified as a lower income area in the City and is designated as a highest resources area.

The distribution of lower income RHNA sites represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area. The addition of housing will also work to address overcrowding by adding supply to the housing stock.

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

Fair housing issues in Whittier are primarily related to disproportionate housing needs and displacement risk. The primary contributing factors to the City's fair housing issues are regional in nature and include high housing costs and limited opportunities for new, affordable rental housing in the local area.

### *Fair Housing Issue: Concentrated Areas of Need*

The analysis found that in the western areas of the City generally west of Painter Avenue and south of Whittier Boulevard, there are overlapping concentrations of lower incomes, higher proportion non-white residents, lower resources compared to other parts of the City, higher levels of overcrowding and cost burden (for renter households), environmental pollution, and displacement risk. The housing needs of residents in this part of Whittier will be supported with new housing opportunities and targeted investment from the CDBG program. There is a concentration of lower household income in the northwestern areas of the City that also have lower

opportunity access and exposure to pollution (according to available data). Figure 3.7 shows the central areas of the city as having a median income between \$30,000 - \$55,000, whereas the areas in East Whittier and along the hillside have a median income of \$125,000 or greater. Whittier has one census tract with a median income of less than \$30,000, which encompasses Whittier College and has a large student population. This area also coincides with a concentration of residents living in poverty as shown in Figure 3.8. While most TCAC opportunity areas in Whittier are in the highest or high resources category, the northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated as a moderate resource area. These areas are also considered disadvantaged communities (DAC) consistent with SB 535. The map (Figure 3.13) shows that DACs score high in pollution and population characteristics, such as having high rates of contaminated sites, toxic release facilities, and cardiovascular disease. These DACs are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.

- Contributing Factors:
  - The availability of affordable units in a range of sizes
  - Inadequate supply/production of affordable housing
  - Large population of students
  - High cost of land
  - Increasing rents
  - Location of environmental health hazards

#### *Fair Housing Issue: Displacement Risk*

The analysis found that some areas of the City may have higher risks for displacement. As mentioned previously, there is a high proportion of cost burdened homeowner households in the areas surrounding the Presbyterian Intercommunity Hospital. Other areas susceptible to displacement include areas abutting Whittier Boulevard to the east between Broadway and Painter Avenue because of the high proportion of households that are renters (see Figure 3.14). Within this area, the neighborhoods east of Whittier Boulevard have lower median household incomes (Figure 3.7) making these renters particularly susceptible to displacement. Low-income residents could also be at risk of economic displacement due to having fewer financial resources to afford housing. Figure 3.12 shows that most of the City has overcrowding rates lower than the state of California (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include the medical district and South Whittier where overcrowding ranges from 21 to 23 percent of households. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area. One affordable housing development - Whittier Springs (13 units) a senior, multi-family development for very low-income disabled residents - is at risk of conversion from lower income housing to market rate housing during the next ten years and is located in an area characterized by a higher proportion on non-white residents, lower incomes, and higher pollution burdens. This development is also located near a future transit station where there is anticipated demand for much higher densities once the station is built (construction is expected to start in 2023). These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding, cost burden, and environmental pollution burden.

- Contributing Factors:
  - The availability of affordable units in a range of sizes
  - High cost of land

- Increasing rents
- Displacement of residents due to economic pressures
- Lack of rental relief programs for people at risk of homelessness

The City is taking several actions (reflected in the Housing Plan) to address contributing factors for these two fair housing issues and to affirmatively further fair housing throughout the city. The main strategy to address identified issues is to expand the opportunity for the development of housing for a variety of income levels throughout the City and through assistance programs for renters and homeowners:

- The City is increasing housing opportunities by:
  - Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) (0.85 acres identified in the sites inventory) and High-Density Residential Development (HDR, 25.1-35 du/ac density) (Program 1.1).
  - Adopting implementing zoning districts and development standards for three Mixed-Use General Plan designations that will allow residential development (Program 1.1).
  - Adding a residential component to four key commercial centers by re-designating the Quad at Whittier Center, Big Lots Shopping Center, and the Whittier Marketplace from Specific Plan to Mixed-Use 3 (25-40 du/ac and up to 60 du/ac with community benefits provided) (Program 1.1).
  - Adopting an inclusionary housing ordinance (Program 2.1) and use in-lieu fees to provide financial support to developments that provide affordable and special needs housing.
  - Adopting objective design standards for by-right projects as allowed by State law to facilitate high-quality residential development.
- Addressing land use and zoning standards to allow for development of housing for persons experiencing homelessness and other special needs (supportive and transitional housing and SROs (Program 1.3).
- Addressing displacement risk by requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element (Program 1.8).
- Providing rental assistance through a partnership with the Los Angeles County Development Corporation (LACDA) and the County Housing Authority to administer the Housing Choice Voucher (Section 8) rental assistance program and supporting additional Housing Choice Vouchers in the community (Program 4.2).
- Assist cost burdened homeowners through the Rehabilitation Loan and Grant programs for income eligible households to promote the improvement and rehabilitation of housing units and the Minor Home Repair Grant and Minor Home Modification Grant programs to assist low-income households minor home improvements and accessibility improvements (Program 4.6 and 4.7).
- Affirmatively further fair housing opportunities by:
  - Ensuring that all development applications are considered, reviewed, and approved without prejudice to the proposed residents.
  - Conducting public meetings at suitable times, accessible to Environmental Justice communities' residents, persons with disabilities, and near public transit.
  - Providing resources such as interpretation and translation services when requested at public meetings.
  - Actively recruit residents from underserved neighborhoods, including the Environmental Justice communities, to participate on committees to address affordable housing needs and homelessness.







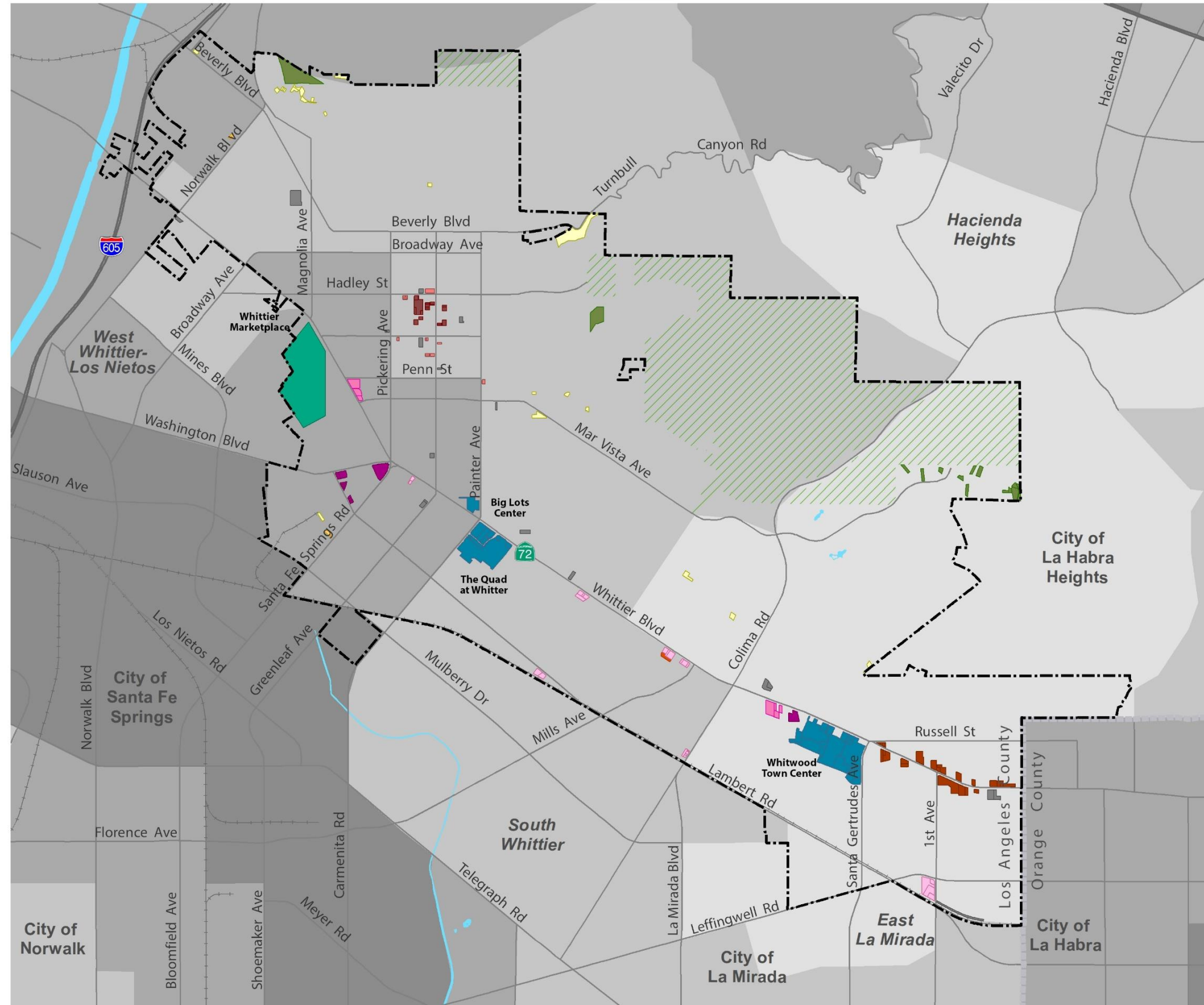


Figure 3.16

# AFFH Sites Inventory

ENVISION WHITTIER

## 2021-2029 Residential Sites Inventory

### Approved/Proposed Projects

Approved/Proposed Projects

### Sites with Appropriate Zoning in Place

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

### Sites to be Rezoned

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

### Specific Plan Sites

- Lincoln Specific Plan

### TCAC Opportunity Areas (2021)

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

Whittier City Boundary

Open Space

# 5. 2014-2021 housing element program accomplishments

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

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

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

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

Through program implementation during the 2014-2021 planning period, the City of Whittier has made considerable progress in addressing the housing needs of the special populations. Lower income households have been assisted through the Housing Rehabilitation Program (CDBG and HOME funded) which offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation of housing units. After the 2008 Housing Crisis, homeowners were far more reluctant to accept loans against their properties. In 2019 program changes were made to increase participation including reduction of loan interest rates to 0 percent and coupling each loan with \$12,500 grant. This changes significantly increase interest in the programs. The Minor Home Repair Grant Program (MHRG) (CDBG funded) also assisted lower income households and persons with disabilities, and seniors through grants of up to \$5,000 for minor home repairs including accessibility improvements for the disabled. Through implementation of Program 15, the City amended the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to persons with disabilities. The City's 2020 Annual Action Plan identifies HOME funds to assist with the acquisition and rehabilitation of rental housing and home improvement assistance for physically disabled households (Program 16). To address the needs of persons experiencing homelessness, The City allocates funding to Whittier Area First Day Coalition, The Whole Child, Women's and Children's Crisis Shelter, and Salvation Army to provide homeless person both shelter and services (Program 20). City also approved a "Homeless Plan" with grant funding from Los Angeles County's Measure H. On February 23, 2010, the City of Whittier approved Ordinance No. 2948 (ZCA09-017) to comply with SB2 and permit emergency shelters as a matter of right in the M-zone. While the program results were favorable, the City's efforts to address the needs of special needs groups are hindered by limited funding.

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

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

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

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

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

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

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

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

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

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



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

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

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

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

## 6. housing plan

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

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

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

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

## goals and policies

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- **Goal 1: Encourage a variety of housing types to meet the existing and future needs of City residents.**
  - HE- 1: Implement land use policies and standards that allow for a range of residential densities and products that will provide households of all types and income levels the opportunity to find suitable ownership or rental housing.

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

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

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

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

- HE-3.1: Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of state and local laws.

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

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

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

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

- HE-5.1: Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.

- HE-5.2: Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons.
  - HE-5.3: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to agencies that enforce fair housing.
  - HE-5.4: Ensure that persons with disabilities have adequate access to housing by providing flexibility in the City’s zoning and land use regulations, policies, and practices when needed to provide an individual(s) with a disability an equal opportunity to use a dwelling(s).
  - HE-5.5: Facilitate increased participation among traditionally underrepresented groups and Environmental Justice neighborhood residents in the public decision-making process.
  - HE-5.6: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.
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## implementing programs

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

### PROGRAM 1.1: ADEQUATE SITES

The City of Whittier has a RHNA allocation requirement of 3,429 units. After accounting for credits and permitted or approved units in the City’s site inventory, the City has a remaining RHNA of 2,867 units for the 2021-2029 RHNA planning period. The City anticipates that it will be able to meet more than half the RHNA with approved projects, proposed projects, ADU projection estimates, and a variety of vacant and underutilized land. There is an identified RHNA shortfall of 1,911 units. To address the shortfall, the City has identified various potential sites that, while appropriate for redevelopment and intensification, require a zone change(s) to facilitate residential development. Once appropriate land use and zoning actions are taken, the City can adequately accommodate the remaining RHNA.

The RHNA shortfall to be addressed for the 2021-2029 planning period is 816 units in the very low- income category, 403 units in the low-income category, 445 units in the moderate-income category, and 247 in the above moderate-income category. The City will make available sites to accommodate the RHNA shortfall by:

- Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) (0.85 acres identified in the sites inventory) and High-Density Residential Development (HDR, 25.1-35 du/ac density) (18.98 acres identified in the sites inventory).
- Adopt implementing zoning districts and development standards for three Mixed-Use General Plan designations that will allow residential development at:

- 20-30 du/ac in the Mixed-Use 1 designation (13.15 acres identified in the sites inventory)
- 25-40 du/ac in the Mixed-Use 2 designation (8.02 acres identified in the sites inventory)
- 25-40 du/ac and up to 60 du/ac with community benefits provided in the Mixed-Use 3 designation (9.06 acres identified in the sites inventory)
- Add a residential component to four key commercial centers by re-designating the Whittwood Town Center (52.4 acres included in the sites inventory), the Quad at Whittier Center (30.8 acres included in the sites inventory), Big Lots Shopping Center (3.64 acres in the sites inventory), and the Whittier Marketplace (14.9 acres in the sites inventory) from Specific Plan to Mixed-Use 3 (25-40 du/ac and up to 60 du/ac with community benefits provided).

More than half of the 1,219 low- and very low-income shortfall RHNA units can be accommodated on sites designated for exclusively residential uses, at appropriate densities.

The shortfall units in the very low- and low-income categories are subject to the requirements of AB 1233 (Government Code Section 65584.09). This requires that sites rezoned to accommodate the lower-income RHNA shortfall allow owner-occupied and rental multifamily residential uses by right (applies only to developments that include at least 20 percent of the units affordable to lower-income households). Also, a site must have capacity for at least 16 units at a density of at least 20 units per acre. The rezoning will be completed within three years of Housing Element adoption. Sites to be rezoned, listed in the sites inventory table in this document's appendices, have an identified total realistic capacity for 3,837 units (exceeding the RHNA shortfall of 1,911 units).

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

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

**Funding Source:** *General Fund (staff time) and General Plan Update fees*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Rezoning actions within three years of Housing Element adoption (by third quarter of 2025); ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process*

**PROGRAM 1.2: NO NET LOSS**

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

The City will evaluate future residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the

density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

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

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

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

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

Amend the Title 18 of the Whittier Municipal Code to:

- Reflect the residential zones and their development standards as presented in the Land Use and Community Character Element. Ensure residential zones' development standards are not considered to be a constraint to the development of affordable housing.
- Evaluate parking standards and minimum lot sizes and adjust if they are deemed to constrain housing development. The City Planning Commission recently recommended approval of amendments to the Uptown Whittier Specific Plan that reduces the parking standards for studio and one-bedroom units and allow for residential parking tandem stalls in furtherance of the Specific Plan objective of shared public parking and development of new housing. Adopt alternative parking standards for areas of the City where park where viable parking alternatives exist such as in the Uptown Whittier Specific Plan and in the MU-3 Land Use Designation of the new Envision Whittier General Plan.
- Create new zones and development standards to implement the General Plan including three Mixed-Use designations. Stand-alone residential use will be allowed in any mixed-use zone and residential developments will not be subject to FAR.
- Require by-right approval of housing development that include at least 20 percent of the units as housing affordable to lower-income households, pursuant to AB 1397. These provisions will apply to sites being used to meet the sixth cycle RHNA that were sites previously identified in the fourth and fifth cycle Housing Elements as housing sites. These "reuse" sites are specifically identified in the inventory (see Appendices).
- Adjust the development review process to accommodate by-right approvals under State law. For rezoned shortfall sites that include at least 20 percent of the units affordable to lower-income households, the review and approval process must remain ministerial and the design review must not constitute a "project" as defined in the Section 21100 of the Public Resources Code.
- Include Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101.
- Allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.
- Require that employee housing, including agricultural employees, be treated like any other residential use in the same zone consistent with the Employee Housing Act.
- More clearly state where and how SROs are allowed.
- Allow foundational mobile and manufactured homes in residential districts where single-family dwellings are permitted by right.



- Evaluate replacing or modifying the CUP requirement for group homes for 7 or more persons, to provide greater objectivity and certainty.
- Ensure the definitions in the Whittier Municipal Code do not distinguish the personal characteristics of persons with disabilities. Each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Amend the Zoning Code within three years of Element adoption (by third quarter of 2025); Adopt an amendment to the Uptown Whittier Specific Plan to reduce parking standards for studio and 1-bedroom units based on the availability of public parking resources (by December 2022).*

**PROGRAM 1.4: ACCESSORY DWELLING UNITS**

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

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

**Funding Source:** *General Fund, State grants*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Adopt ordinance within two years of Element adoption (by Fall 2024); ADU building plans by March 2023; ADU fee reassessment and process to legalize unpermitted ADUs 2022-2023; Public outreach program by end of 2022, after pre-approved plans being made available; Ongoing ADU development support*

**Quantified Objective:** *300 ADUs during the planning period (this objective is a subset of and not in addition to the Quantified Objective for Program 1.1: Adequate Sites)*

### **PROGRAM 1.5: HOUSING INCENTIVES**

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

Adopt an inclusionary housing ordinance (Program 2.1) and use in-lieu fees to provide financial support to developments that provide affordable and special needs housing.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing; Inclusionary ordinance process Fall 2023.*

### **PROGRAM 1.6: DENSITY BONUS ORDINANCE**

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Revise the density bonus ordinance within one year of Housing Element adoption Fall 2023; Ongoing*

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

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Ongoing*  
**Quantified Objectives:** *During the planning period, offer density incentives for two Specific Plans or Planned Unit Developments for providing affordable or special needs housing.*

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

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

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or

- Subject to any other form of rent or price control through a public entity’s valid exercise of its police power; or
- Occupied by low or very low-income households For the purpose of this program “previous five years” is based on the date the application for development was submitted.

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

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

**PROGRAM 2.1: INCLUSIONARY HOUSING**

Pursue re-establishment of the inclusionary housing requirements (Ordinance 2910) as a mechanism to increase the supply of affordable housing throughout Whittier. Conduct an inclusionary housing feasibility study in 2023 to evaluate the economic tradeoffs involved in requiring a certain percentage of affordable units in new residential/mixed-use projects and assess if requirements will encourage or deter development, and if the requirements can deliver the types of new affordable units the community needs. If feasibility study supports re-establishment, review and revise the former inclusionary housing requirements (Ordinance 2910) to ensure consistency with State law.

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *; Feasibility study in Fall 2023; Ordinance adoption within three years of Element adoption by third quarter 2025.*

**PROGRAM 2.2: DEVELOPMENT AGREEMENTS**

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Establish a development agreement program within three years of Housing Element adoption (by third quarter of 2025).*

**PROGRAM 2.3: SPECIAL NEEDS HOUSING**

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

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

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

Evaluate replacing or modifying the CUP requirement for group homes for 7 or more persons, to provide greater objectivity and certainty (see Program 1.3).

Adopt an inclusionary housing ordinance (Program 2.1) and use in-lieu fees to provide financial support to developments that provide affordable and special needs housing.

Use funding from the City's HOME Investment Partnerships Program (HOME), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and Whittier Housing Authority to provide financial support to developments that provide affordable and special needs housing.

Create a new reasonable accommodation application form to simplify and streamline these requests.

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

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

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

**Timeframe:** *Ongoing; Adopt new development standards by October 2022 for new General Plan land use classifications including mixed use; Adopt objective design standards by third quarter of 2025; Adopt amendments to address special needs housing such as development priority, expanded incentives, and zoning definitions by October 2022; Amend the Zoning Code for the remaining land use classifications within three years of Element adoption (by third quarter of 2025); Provide financial/regulatory incentives for City-owned sites through the RFP/RFQ process (mid 2021-2022); New Reasonable Accommodation application by January 2024.*

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

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

**Funding Source:** *General Fund*

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

**Quantified Objective:** *Assist 2 affordable housing projects*

**Timeframe:** Conduct an inclusionary housing feasibility study in 2023 to assess how an inclusionary requirement would affect housing development; Consult with affordable housing developers in 2021 and 2022 as part of the RFP/RFQ process for development of City-owned sites, present additional opportunity sites; Outreach and education when funding new availability is available (during RFP/RFQ process) and during the pre-application process; Ongoing

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

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

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

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

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

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

**Funding Source:** General Fund  
**Responsible Party:** Parks Recreation Community Services Department, Community Development Department, City Manager’s Office

**Timeframe:** Service provider support annually as part of the City’s entitlement funding; Update the City’s 2018-2021 Homeless Plan by December 2023; Ongoing settlement agreement compliance.

**Quantified Objective:** Assist 1,200 persons experiencing homelessness as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021 (Assist 145 persons); Update the Homeless Plan in 2022.

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

Continue to encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites through provisions in the Zoning Code.

As part of the pre application process work with developers to encourage lot consolidation.

Include lot consolidation as one of the types of benefits eligible for additional density through the Community Benefits program and promote the program at City Hall and on the City’s website.

As part of the Zoning update, adopt additional incentives for projects (outside the community benefits zones) that include lot consolidation as a way of adding more residential units to a project that includes affordable or special needs housing. Incentives will include deferring fees specifically for consolidation, providing flexible development standards such as setback requirements, reduced/adjusted parking and increased heights, lot coverage or floor area ratio.

**Funding Source:** General Fund

**Responsible Party:** Community Development Department

**Timeframe:** Adopt new development standards by October 2022 for new General Plan land use classifications including mixed use, include lot consolidation incentives; Amend the Zoning Code for the remaining land use classifications within three years of Element adoption (by the third quarter 2025), include lot consolidation incentives; Ongoing

### **PROGRAM 3.2: DEVELOPMENT PROCESS STREAMLINING**

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

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

**Funding Source:** General Fund; grants

**Responsible Party:** Community Development Department

**Timeframe:** Ongoing; Create and make available SB 35 informational material at public counters and the City’s website within 1.5 years of Housing Element adoption

### **PROGRAM 3.3: OBJECTIVE DESIGN STANDARDS**

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design

standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design.

**Funding Source:** *General Funds; grants*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Adopt objective design standards within three years of Housing Element adoption (by third quarter 2025)*

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

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

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

#### **PROGRAM 3.5: UPTOWN SPECIFIC PLAN**

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Review of Specific Plan within three years of Housing Element adoption; Revision to be completed within one year of review (by January 2024).*

#### **PROGRAM 3.6: SPECIAL NEEDS HOUSING LAW**

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Within 1.5 years of Housing Element adoption (by March 2024)*

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

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

**Funding Source:** *General Fund*  
**Responsible Party:** *Community Development Department*  
**Timeframe:** *Within three years of Housing Element adoption (by third quarter of 2025)*

#### **PROGRAM 3.8: NON-GOVERNMENTAL CONSTRAINTS**

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

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

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

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

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

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

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

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

**Funding Source:** U.S. Department of Housing and Urban Development (HUD)  
**Responsible Party:** Community Development Department in coordination with LACDA  
**Timeframe:** Ongoing; Marketing of HCV and Homeless Incentive Program twice yearly through the City's media outlets (social media, website).  
**Quantified Objective:** Preservation of 632 vouchers currently in use in Whittier



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

- Support the incorporation of sustainable practices in the construction, rehabilitation, and maintenance of housing in the community.
- Continue to encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Provide information on available home loan programs and encourage residents to use the programs to implement energy efficient design.
- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.
- Continue to implement the solar ordinance.

**Funding Source:** *General Fund*

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

**Timeframe:** *Ongoing; Update City website with availability of energy conservation programs and resources annually.*

### **PROGRAM 4.4: HISTORIC PRESERVATION**

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

**Funding Source:** *General Fund HOME, WHA funds*

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

**Timeframe:** *Ongoing*

### **PROGRAM 4.5: CODE ENFORCEMENT**

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

**Funding Source:** *General Fund, CDBG*

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

**Timeframe:** *Ongoing*

**Quantified Objective:** *1,450 housing units inspected for code violations and corrective action (175 residential properties in CDBG target areas annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)*

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

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

<b>Funding Source:</b>	<i>CDBG and HOME</i>
<b>Responsible Party:</b>	<i>Community Development Department</i>
<b>Timeframe:</b>	<i>Ongoing; Marketing of HCV and Homeless Incentive Program twice yearly through the City's media outlets (social media, website).</i>
<b>Quantified Objective:</b>	<i>100 home rehabilitation loans/grants (17 loans/grants as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)</i>

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

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

<b>Funding Source:</b>	<i>CDBG</i>
<b>Responsible Party:</b>	<i>Community Development Department</i>
<b>Timeframe:</b>	<i>Ongoing; Marketing of HCV and Homeless Incentive Program twice yearly through the City's media outlets (social media, website).</i>
<b>Quantified Objective:</b>	<i>125 Minor Home Repair Grants (15 grants annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)</i>

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

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

<b>Funding Source:</b>	<i>General Fund, Impact Fees, CDBG</i>
<b>Responsible Party:</b>	<i>Public Works Department, Community Development Department</i>
<b>Timeframe:</b>	<i>Ongoing</i>
<b>Quantified Objective:</b>	<i>2 projects annually in Environmental Justice communities.</i>

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

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

<b>Funding Source:</b>	<i>General Fund, LMIHAF.</i>
<b>Responsible Party:</b>	<i>Community Development Department</i>
<b>Timeframe:</b>	<i>Ongoing</i>

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

Submit the adopted Housing Element to all water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7, and coordinate with relevant

contacts regarding their review and input. Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households. The concern for the City is capacity for water and sewer.

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

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

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

- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City’s web site and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library.
- Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Continue to contract with and refer fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations and on the City’s website.

Chapter 3 summarizes the fair housing issues and concerns in Whittier based on research conducted as part of this Housing Element update and supplemented by findings of the City’s Analysis of Impediments to Fair Housing Choice. Program 5.1 includes the following summary of the issues, contributing factors, and the City’s actions in addressing these issues:

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Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
Concentrated Areas of Need (High)	<ul style="list-style-type: none"> <li>The availability of affordable units in a range of sizes</li> <li>Inadequate supply/production of affordable housing</li> <li>Large population of students</li> <li>High cost of land</li> <li>Increasing rents</li> <li>Location of environmental health hazards</li> </ul>	<p>The two identified fair housing issues are closely related and have many of the same contributing factors, as such, the meaningful and quantifiable action items address both issues (concentrated areas of need and displacement risk). The City’s overall strategy presented in this Housing Plan address many of the same issues and contributing factors identified in the AFFH analysis therefore those programs are included here with a reference to the program number to easily reference timeframe and objectives for those programs.</p> <p><b>Housing Mobility Strategies:</b></p> <ul style="list-style-type: none"> <li>Conduct outreach and education on the new source of income protections regarding the use of Housing Choice Vouchers. Annually include in the City’s social media and website, multilingual versions of the Sources of Income Fact Sheet and FAQ made available by the California Department of Fair Employment and Housing. Provide information for rental property owners and managers on the benefits of participation in the Housing Choice Voucher. <i>Timeframe: By December 2023, annually thereafter.</i></li> <li>Make available sites to accommodate the RHNA shortfall and expand housing opportunities throughout the City by: <ul style="list-style-type: none"> <li>Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) and High-Density Residential Development (HDR, 25.1-35 du/ac density).</li> <li>Adopt implementing zoning districts and development standards for three Mixed-Use General Plan designations that will allow residential development at ranges from 20 to 40 du/ac including one designation that will allow up to 60 du/ac with community benefits provided</li> <li>Add a residential component to four key commercial centers by re-designating the Whittwood Town Center (52.4 acres included in the sites inventory), the Quad at Whittier Center (30.8 acres included in the sites inventory), Big Lots Shopping Center (3.64 acres in the sites inventory), and the Whittier Marketplace (14.9 acres in the sites inventory) from Specific Plan to Mixed-Use 3 (25-40 du/ac and up to 60 du/ac with community benefits provided). <i>Timeframe: Within three years of the housing element adoption (by third quarter of 2025) See Program 1.1.</i></li> </ul> </li> <li>Affirmatively market and promote the use of Housing Choice Vouchers in high opportunity areas. Advertise and encourage landlords in Whittier to participate in the Homeless Incentive Program run by LACDA, which provides financial support for property owners who rent to homeless Section 8 voucher holders. Continue to monitor the</li> </ul>
Displacement Risk (Medium)	<ul style="list-style-type: none"> <li>The availability of affordable units in a range of sizes</li> <li>High cost of land</li> <li>Increasing rents</li> <li>Displacement of residents due to economic pressures</li> <li>Lack of rental relief programs for people at risk of homelessness</li> </ul>	

Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
		<p>number of residents accessing the Housing Choice Voucher program, households on the wait list, and units available for rent. Direct interested residents to the County website and continue to provide information on the program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers). <i>Timeframe: Twice yearly through the City’ media outlets (social media, website). See Program 4.2.</i></p> <p><b>New Housing Choices and Affordability in Areas of Opportunity:</b></p> <ul style="list-style-type: none"> <li>• Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements. <i>Timeframe: Annually evaluate (as part of the APR process) the outcome of development applications for affordable or special needs housing; Ongoing</i></li> <li>• Affirmatively marketing available development sites to at least 2 affordable housing developers annually. <i>Timeframe: By December 2023, annually thereafter</i></li> <li>• Amend the Title 18 of the Whittier Municipal Code to: <ul style="list-style-type: none"> <li>○ Include Low-Barrier Navigation Centers to be allowed as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101.</li> <li>○ Allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.</li> <li>○ Require that employee housing, including agricultural employees, be treated like any other residential use in the same zone consistent with the Employee Housing Act.</li> <li>○ More clearly state where and how SROs are allowed.</li> <li>○ Allow foundational mobile and manufactured homes in residential districts where single-family dwellings are permitted by right.</li> <li>○ Ensure the definitions in the Whittier Municipal Code do not distinguish the personal characteristics of persons with disabilities. Each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability. <i>Timeframe: First quarter of 2025. See Program 1.3.</i></li> </ul> </li> </ul>

Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>• Revise the City’s ADU ordinance to address recent State laws regulating ADU development. In addition, the City will create and maintain a set of permit ready, pre-approved building plans to support ADU development and streamline the plan check process for ADUs and assist property owners to bring unpermitted ADUs up to code. The City will also adopt a public outreach program encouraging ADU development, including advertising ADU development opportunities on the City’s website, in local newspapers, in local utility bills, and at various community centers, including the public library. <i>Timeframe: Adopt ordinance within two years of Housing Element adoption (Fall 2024); ADU building plans by March 2023; Public Outreach program by end of 2022, after pre-approved plans being made available. See Program 1.4.</i></li> <li>• Pursue re-establishing the inclusionary housing requirements (Ordinance 2910) as a mechanism to increase the supply of affordable housing throughout Whittier. This includes conducting an inclusionary housing feasibility study in 2023 and implementing the feasibility study results including but not limited to revising the former inclusionary housing requirements to ensure consistency. <i>Timeframe: Feasibility study 2023; implementing results within three years of Element adoption and ongoing. See Program 2.1.</i></li> <li>• Use in-lieu fees to provide financial support to developments that provide affordable and special needs housing. <i>Timeframe: Ongoing See Program 1.5.</i></li> </ul> <p><b>Place-based Strategies to Encourage Community Conservation and Revitalization:</b></p> <ul style="list-style-type: none"> <li>• Continue to employ a wide variety of media and methods to notify the public of important housing decisions and opportunities to provide input. Focus on improving communication with residents and businesses in the Environmental Justice communities. Conduct public meetings at suitable times, accessible to Environmental Justice communities’ residents, persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings. <i>Timeframe: Annually evaluate (as part of the APR process); Ongoing.</i></li> <li>• Actively recruit residents from underserved neighborhoods, including the Environmental Justice communities, to participate on committees to address affordable housing needs and homelessness. Post board, commission, or task force vacancies prominently on the City’s website and social media. All postings shall be in English with Spanish language available. <i>Timeframe: Ongoing and annually evaluate (as part of the APR process) the effectiveness of increasing resident participation. Adjust outreach mechanisms as necessary to ensure recruitment.</i></li> </ul>

Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>• Pursue funding and target neighborhoods of concentrated need for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods. Every two years evaluate the distribution of infrastructure and transportation investment by high versus lower need areas. Assess need based on DAC designation, poverty levels, and opportunity areas designations. If evaluation shows uneven distribution of investment, identify action items to make the distribution more equitable. <i>Timeframe: one funding application annually; funding and investment evaluations: biennially.</i></li> <li>• Use funding from the City’s HOME Investment Partnerships Program (HOME), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and Whittier Housing Authority to provide financial support to developments that provide affordable and special needs housing. <i>Timeframe: Ongoing. See Program 2.3.</i></li> <li>• Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Targets areas of concentrated rehabilitation needs (including the Environmental Justice communities), results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents. Refer property owners with compliance needs to the City’s programs for rehabilitation assistance. <i>Timeframe: Ongoing. See Program 4.5.</i></li> <li>• Continue to use the Rehabilitation Loan and Grant programs to provide loan and grant assistance to income eligible households to promote the improvement, rehabilitation and/or the preservation of housing units. Seek funding to augment the loan/grant program and publicize availability. <i>Timeframe: Ongoing. See Program 4.6.</i></li> <li>• Continue to administer Minor Home Repair Grant and Minor Home Modification Grant programs to assist low-income households. The former program focuses on minor home improvements, while the latter program focuses on accessibility improvements such as exterior ramps, grab bars, and other accessibility improvements. Seek funding to augment the loan/grant program and publicize availability. <i>Timeframe: Ongoing. See Program 4.7.</i></li> <li>• Use the capital improvement program to pursue infrastructure and capital improvement projects for the benefit of existing and future housing. Prioritize street and infrastructure improvement projects to benefit high-need areas, including Environmental Justice communities. <i>Timeframe: Ongoing. See Program 4.8.</i></li> </ul>



Identified Fair Housing Issue and Priority (high, medium, low*)	Contributing Factors	Meaningful Actions
		<p><b>Protecting Existing Residents from Displacement:</b></p> <ul style="list-style-type: none"> <li>• Require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). The City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met. <i>Timeframe: Ongoing. See Program 1.8.</i></li> <li>• Continue to implement the Affordable Home Ownership Program (AHOP), silent second loan program allowing moderate-income households to purchase a designated home at an affordable first mortgage amount, which has been fixed by a predetermined formula set by State law. Continue to implement the Permanent Local Housing Allocation (PLHA) using SB2 recording fees funding. <i>Timeframe: Ongoing. See Program 2.5.</i></li> <li>• Construct a navigation center in accordance with the Orange County Catholic Workers settlement agreement to serve up to 60 percent of the number of persons experiencing homelessness in Whittier as identified in the 2019 point-in-time count. Under the terms of the settlement, once a shelter is operational, the City will resume enforcement of park curfew, anti-camping and other quality of life ordinances. <i>Timeframe: Ongoing in accordance with Orange County Catholic Workers settlement agreement compliance. See Program 2.6.</i></li> <li>• Provide technical assistance to owners, tenants, and non-profit housing corporation buyers of existing subsidized low-income housing complexes to extend subsidy contracts and/or find government financing for acquisition of affordable rental units. If conversion of a subsidized complex or other affordable housing to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, first right of refusal, and conversion procedures. The City will also provide tenants information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority and other affordable housing opportunities. <i>Timeframe: Ongoing. See Program 4.1.</i></li> </ul>
<p>* State law requires that prioritization of issues and contributing factors giving highest priority to those factors that most affect fair housing choice or access to opportunity in Whittier.</p>		

**Funding Source:** General

**Responsible Party:** *Community Development Department*  
**Timeframe:** *Varies by action item, see action items above.*  
**Quantified Objective:** *Provide fair housing services to 1,245 households (150 households annually as indicated in the City of Whittier Consolidated Plan Action Plan 2020-2021)*

# summary of quantified objectives

Table HE-1 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, only key programs include quantified objectives. The objectives are aggregated from the programs that indicate quantified objectives and are grouped under three categories as indicated in State Housing Element law and numbered below. Not included in Table 6.1 is an additional 3,900 persons or households (depending on the program) who will be assisted under the homeownership assistance, homeless assistance, code enforcement and fair housing programs.

1. The Construction Objective represents the City’s remaining (after counting as credit the units with approved or issued permits) 2021-2029 RHNA of 2,867 units.
2. The Rehabilitation Objective represents objectives for the Housing Rehabilitation Loans/Grants (objective split between the very low- and low-income categories) and Minor Home Repair grants programs (objective split between the very low-, low-, and moderate-income categories).
3. The Conservation/Preservation objective refers to the preservation of 481 units of affordable housing and the maintenance of the current level of assistance (632 vouchers) through the Housing Choice (formerly Section 8) Voucher program from the Los Angeles County Development Authority (LACDA) (both objective split between the very low- and low-income categories).

**Table 6.1: Quantified Objectives**

Objectives	Income Levels					Total
	Extremely Low Income (0-30% AMI)	Very Low-Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (120%+ AMI)	
1. Construction Objective *	512	513	537	543	762	2,867
2. Rehabilitation Objective	25	25	112	63	--	225
3. Conservation/ Preservation Objective	1,113			--	--	1,113
<b>Total</b>	<b>2,837</b>			<b>606</b>	<b>762</b>	<b>4,205</b>
*Note: The City of Whittier is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the implementation of General Plan policies, Zoning Code revision and implementation, and/or incentives to encourage the construction of various types of units.						