



City of Inglewood General Plan

Housing Element

2013-2021



This page intentionally left blank.

City of Inglewood General Plan

Housing Element

2013-2021

Adopted January 28, 2014

Prepared by
The City of Inglewood
Planning Division
One Manchester Boulevard
Inglewood, CA 90301

This page intentionally left blank.

Acknowledgments

City Council

James T. Butts, Jr., Mayor
George Dotson, District 1 Councilmember
Alex Padilla, District 2 Councilmember
Eloy Morales, Jr., District 3 Councilmember
Ralph Franklin, District 4 Councilmember

Planning Commission

Larry Springs, Chairperson
Darius Leevy, Commissioner
David Rice, Commissioner
Aide Trejo, Commissioner
Terry Coleman, Commissioner

City Manager

Artie Fields, City Manager

Planning Division

Linda F. Tatum, AICP, Acting Economic and Community Development Director
Mindy Wilcox, AICP, Senior Planner
Christopher E. Jackson, Sr., Senior Planner
Eddy Ikemefuna, Planner II
Laura Zingg, Planner
Arturo Salazar, Assistant Planner
Marlene Sanchez, Planning Intern
Christian Brown, Planning Intern
Abdurahman Lachgar, Planning Intern
Evangeline Lane, Acting Administrative Assistant
Stephanie Latkins, Administrative Intern

City Departments and Divisions

Special thanks to the following City Departments and Divisions for participating in the process and contributing their knowledgeable input:

Building & Safety Division
Code Enforcement Division
Community Development Block Grant
Housing Division

Inglewood Police Department
Public Works Department
Residential Sound Insulation Department
Successor Agency

Inglewood Community Agencies and Organizations

Special thanks to the following organizations for participating in the process and contributing their knowledgeable input:

Abode Housing Corporation
Chandler Partners
Inglewood Unified School District

People Assisting the Homeless
Thomas Safran & Associates

Inglewood Community Members

Special thanks to the following individuals for participating in the process and contributing their knowledgeable input:

Ali Anderson
Redd Anderson
Glen Arajawa
Rachel P. Avalos
Fidel Baltazar
Malcolm Bennett
Patricia Y. Buckner
Cheryl Carter
Dick Cavalier
Deborah Davis
Leona Davis
Shiralyn Ellerbe
Dolores Flores
Eridia Flores
Jose Flores
Linda Guillan

Alton Harris
Ayana Harrison
Ruth Hayler
Junior Johnson
J. Joyer
Salomie Malone
Mario Munoz
Barbara Okonkwo
Richelle Robinson
James Sarpy
Aldenie Sligh
Maxine Toler
Luis Whitaker
Donna L. Williams
Janice Wilson

Table of Contents

1| INTRODUCTION

Purpose of the Housing Element	1-1
Housing Element Organization	1-3
Public Participation	1-3
Data Sources	1-5
Relationship to Other General Plan Elements	1-5
Adoption and Certification	1-7

2| HOUSING NEEDS

Population Trends	2-1
<i>Population Age</i>	
<i>Population Race/Ethnicity</i>	
<i>Population Trend Conclusions</i>	
Employment Trends	2-4
<i>Employment Conclusions</i>	
Households	2-7
<i>Household Income</i>	
<i>Household Conclusions</i>	
<i>Overpayment</i>	
<i>Overcrowding</i>	
<i>Extremely Low-Income Housing Needs</i>	
Special Housing Needs	2-12
<i>Seniors</i>	
<i>Persons with Disabilities</i>	
<i>Female-Headed Households with Children</i>	
<i>Large Households</i>	
<i>Farm Workers</i>	
<i>Homelessness</i>	
<i>Alcohol/Other Drug Abuse</i>	
<i>Persons with HIV/AIDS</i>	
<i>Single Room Occupancy</i>	
Regional Housing Needs Assessment	2-28
Housing Inventory	2-29
Occupancy Characteristics	
Age of Housing	
Condition of Housing	
Housing Costs and Affordability	

3| HOUSING GOALS AND OBJECTIVES 3-1

Introduction	3-1
Goals and Objectives	3-1
Review of 2008-2014 Housing Element Performance	3-11

4 POTENTIAL HOUSING CONSTRAINTS	4-1
Introduction	4-1
Potential Nongovernment Constraints	4-1
<i>Land Availability</i>	
<i>Development Financing</i>	
<i>Land and Construction Costs</i>	
<i>Aircraft Noise</i>	
<i>Seismic and Geological Hazards</i>	
<i>Schools</i>	
<i>Water</i>	
Potential Government Constraints	4-8
<i>Planning and Building Regulations</i>	
<i>Entitlement and Permit Processes</i>	
<i>Entitlement and Permit Fees</i>	
Incentives to Encourage Housing Development	4-23
<i>Planning Incentives and Regulations</i>	
<i>Code Enforcement/Beautification Process and Fees</i>	
<i>Residential Sound Insulation</i>	
<i>Infrastructure</i>	
5 AT-RISK HOUSING	5-1
Affordable Housing Developments in Inglewood	5-1
Analysis of Conversion Potential to Market Rate	5-2
<i>Conclusion</i>	
Cost Analysis of Preserving At-Risk Units	5-10
Resources for Preservation	5-12
6 HOUSING RESOURCES	6-1
Introduction	6-1
Land Inventory	6-1
7 APPENDICES	
Appendix A: Glossary of Terms	
Appendix B: Available Financing Resources	
Appendix C: Building Division Fee Schedules	
Appendix D: Data Sources	
Appendix E: Distribution List	
Appendix F: Hollywood Park Parcel Specific Analysis	
Appendix G: Small Vacant or Small Underutilized Sites	
Appendix H: City Council Resolution and HCD Certification	
Appendix I: Graphical Analysis of Available Sites	

1 | INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

This Housing Element presents a framework upon which the City can implement a comprehensive housing program from 2013 to 2021 to provide its residents with decent and affordable housing. The program establishes policies to create or preserve quality residential neighborhoods. This Element identifies current and future housing needs and establishes policies and programs to mitigate or correct housing deficiencies. The program presented in this Element is not intended to be inflexible or exhaustive, but rather, it represents the City's intent to maintain a viable housing program that can address changing community needs. The program will be continually evaluated to determine its relevance and potential for meeting the City's current and future housing needs.



Figure 1- 1: US Veteran Transitional Housing (725 S. Hindry)

The Housing Element is presented in six (6) sections. The first chapter discusses the housing element in general and the process used to develop the plan. Chapter two assesses the housing need in the City by analyzing population and housing characteristics of the City. Chapter three identifies the City's housing goals and objectives for the 2013-2021 Housing Element period and evaluates the City's performance during the 2008-2014 Housing Element period. Chapter four analyzes potential constraints towards providing housing in the City. Chapter five evaluates the potential for existing affordable housing in the City to convert to market rate. Chapter six evaluates housing resources in the City, including available land resources.

The Appendices include a list of the data sources used for preparation of the

Housing Element, a list of individuals and organizations to which the Draft Housing Element was provided for review and comment, and various other materials referenced in the document.

Housing element law, enacted in 1969, mandates that local governments plan to meet the existing and future housing needs of all economic segments of the community. Specifically, counties and cities must prepare and implement housing elements that, along with federal and

state programs, will assist in achieving the creation of decent and suitable housing for its residents.

The law recognizes that local governments are the entity most capable of determining the efforts necessary to attain state housing goals and provide for the needs of its residents. In carrying out this responsibility, local government has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in the general plan; and to coordinate, as appropriate, with other local governments, housing proponents, and the state to address regional housing needs. Housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The California Legislature has found that the subject of housing is of vital statewide importance and that the attainment of a decent home and a satisfying environment for every Californian is a priority of the highest order. Section 65302(c) of the Government Code of the State of California states that a General Plan must include:

A housing element, to be developed pursuant to regulations established under Section 65580 of the Government Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites of housing. This element of the Plan shall make adequate provision for the housing needs of all economic segments of the community.

The Housing Element provides information on population and housing conditions so that informed decisions can be made to address the current and future housing needs of the City.

As a housing strategy document, the Housing Element is intended to provide both residents and elected officials with an understanding of the City's housing needs and to set forth policies and programs to attain defined objectives. The Housing Element serves not only as an expression of Inglewood's commitment to act, but also to provide guidance and direction to the City's decision-makers in all matters related to housing. In addition to providing decent housing in a satisfactory environment, providing housing for all income levels is a goal that requires the shared commitment of federal, state and local governments for attainment. This Housing Element defines the City's role in this commitment.

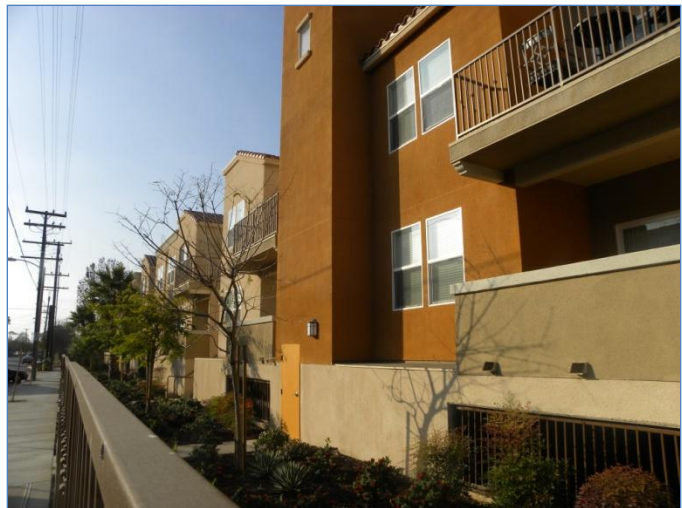


Figure 1- 2: Regent Square Development, Completed 2013

HOUSING ELEMENT ORGANIZATION

The Housing Element includes the following chapters:

Introduction (Chapter 1): Discusses the purpose and statutory requirements of the Housing Element and describes the public participation process.

Housing Needs (Chapter 2): Discusses population and employment trends, household statistics, housing inventory, and the affordability of housing in the City. This chapter also addresses special housing needs groups including seniors, persons with disabilities, and the homeless.

Housing Goals and Objectives (Chapter 3): Lists the goals and objectives for the 2013-2021 housing program. Each goal and objective is designed to preserve existing housing within the City, upgrade housing that is in need of repair, and encourage the development of new housing.

Potential Housing Constraints (Chapter 4): Addresses potential governmental and non-governmental factors that may constrain the development, maintenance, or upgrade of housing units.

At-Risk Housing (Chapter 5): Analyzes the potential to convert specific at-risk housing units to market rate. This chapter also provides several different options for conversion, a cost analysis of preserving these units, and resources for preservation.

Housing Resources (Chapter 6): Analyzes various resources available for developing housing in the City. This includes financial and administrative resources and the availability of land.

PUBLIC PARTICIPATION

The City encourages the participation of individuals and stakeholders in the development of the Housing Element. Two public workshops were held in April 2013, prior to the public hearings, in order to gain valuable community input on the Housing Element.

The workshops were publicized in a variety of ways in both English and Spanish:

- Mayoral announcement at City Council meeting
- Distribution to constituents by City Council members
- Water bill insert
- Workshop notice posted online
- Workshop notices posted and made available in City Hall



Figure 1- 3: Community Workshop (Inglewood, 4/2013)

1 | Introduction

At the community workshops, attendees provided input on specific housing needs in the City as well as the Housing Element goals. A total of thirty-three (33) people attended the community workshops. The following needs and goals were identified for consideration:

UNMET HOUSING NEEDS

- Housing units for all income levels
- Grants for home maintenance
- Insure there is a mixture of income categories per project
- Keep senior grants for home maintenance
- Ensure all structures in the aircraft flight path have sound insulation completed
- Osage Senior Villa Housing Upgrade/Osage + Arbor Vitae off Prairie not "senior ready"
- Rent Control Needed
- Rehab/Upgrade/Painting
- Larger units to accommodate handicapped individuals
- More affordable units for all income categories (EL, VL, Low)
- Neighborhood Watch



Figure 1- 4: Community Workshop (Inglewood, 4/2013)

OTHER NEEDS

- Traffic calming in residential neighborhoods
- Consideration of traffic when developing new housing
- Transportation support for single residents (security)
- Provide health care
- Special needs: People who live alone, etc./transportation options for attending meetings
- Street repairs

NEW HOUSING GOALS AND OBJECTIVES

- Mix income units, no concentration of 100 percent (%) affordable in any one area of the City or development site
- Maintain all housing stock (non-CDBG areas)
- New housing opportunities on commercial corridor

In February 2013, the Planning Division also held a meeting for affordable housing stakeholders including developers, advocates, and housing service providers. Invitations to this meeting were made by phone and email. The affordable housing stakeholders provided focused input on incentives to encourage affordable housing. Representatives from the following agencies attended this meeting or provided input:

- Chandler Partners
- Thomas Safran and Associates
- PATH Ventures
- Inglewood Community Development Block Grant Division
- Inglewood Housing Division

The following additional opportunities for community and agency input on the Housing Element were facilitated:

- Public hearings by the Planning Commission on September 4, 2013 and December 4, 2013 as well as public hearings by the City Council on October 22, 2013 and January 28, 2014.
- Input during the development of the draft and then review of the draft by City Departments including Housing, Community Development Block Grant, Residential Sound Insulation, and Building Division.

Copies of the draft document were made available on the City's website, at the Planning counter, and at Inglewood Public Libraries prior to public hearings.

DATA SOURCES

The primary sources of data and information that were used in the preparation of this Housing Element are the 2010 U.S. Census, California Department of Finance, Southern California Association of Governments, City Departments, and a variety of other sources listed in the Appendices.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Inglewood General Plan is intended to provide comprehensive guidance for the long-term growth and physical development of the City. It consists of the following seven (7) elements: 1) Land Use, 2) Housing, 3) Circulation, 4) Open Space, 5) Noise, 6) Conservation, and 7) Safety. It is the State Legislature's intent that the General Plan elements be consistent with one another. In this section, the relationship of this Housing Element with the other six elements is discussed.

The Land Use Element presents a long-range plan for the maintenance of existing land uses and establishment of future uses of land within the City. The Land Use Element has been effective

in maintaining and creating areas designated for decent and affordable housing and for converting areas unsuitable for residential use to alternative land uses. The current Land Use Element designates approximately sixty percent of Inglewood's land area for residential use. Furthermore, within this designation, about fifty-seven percent is multiple-unit residential while only about forty-three percent is restricted to single-family dwellings. In future updates of the land use element, the City will continue its present direction of promoting the proper use of land that, among other goals, will enable the City to maintain and develop its housing stock. The Land Use Element and the Housing Element are closely related and compatible.

The purpose of the Circulation Element is to identify the primary streets and highways through the City so as to coordinate their improvement with land use development decisions. The establishment of primary circulation routes assures efficient and safe access to all residential neighborhoods while eliminating the need for large volumes of traffic to use local residential streets. This provides for the maintenance of safe and quiet residential environments. Therefore, the goals of the Circulation Element are consistent with the policies of the Housing Element.

The Open Space Element provides a long-range plan for the preservation and management of existing open space within the City. This is important since virtually all of the land in Inglewood has already been developed while the few unused parcels are scattered throughout the City. The City's enforcement of zoning and development standards, utilization of existing federal and state legislation, the implementation of redevelopment project plans, and other such actions are intended to preserve the City's existing open space and parks, and to identify areas in need of additional park land. The Open Space Element is consistent with the Housing Element because it works to achieve a desirable balance of open space with residential neighborhoods in terms of size, location and type of facilities.

The Noise Element identifies major sources of noise, assesses their levels and effects, and recommends programs that can minimize their impact on the community. The City's enforcement of the Uniform Building Code, encouragement of reasonable residential development patterns through planning and zoning, and participation with the Los Angeles World Airport in aircraft noise mitigation efforts are actions that work to alleviate identified noise hazards that could jeopardize the health and welfare of its residents. Therefore, the Noise Element is consistent with the Housing Element in aiming to provide quality residential environments.

The Conservation Element provides an overall City policy for the use of natural and cultural resources. The policy serves as a guide for City decisions that may have significant impact on the environment. There are no housing policies or programs that will adversely impact the City's conservation efforts. Therefore, there is no incompatibility between the Housing Element and Conservation Element.

The Safety Element defines programs or procedures to minimize both risks and impacts from potential major hazards to life and property within the City. Although Inglewood does not face

certain hazards that may be common in other areas of California, such as forest fires, floods, or landslides, it clearly shares the potential threats from major earthquakes, aircraft accidents, and structure fires. The risks resulting from these hazards on housing are minimized through the City's enforcement of the Uniform Building Code, compliance with State Legislation (e.g. Alquist-Priolo Act, which identifies areas of seismic hazard), participation in public safety studies, and other such actions. The City's public safety policies and programs work towards reducing the presence or impact of hazards in residential neighborhoods.

Government Code Section 65302 requires the Safety Element to address hazards associated with flooding and any indirect impacts on housing to be considered in updates to the Housing Element, subsequent to January 1, 2009. The current Safety Element discusses risks associated with flooding in Inglewood and has determined that there is minimal risk within the City. Based on a review of floodplain hazard maps (updated November 2009) available from the Department of Water Resources, there are no floodplains or flood hazard areas within the City. Therefore, there is no housing at risk of damage or destruction as a result of flooding.

ADOPTION AND CERTIFICATION

The 2013-2021 Housing Element was adopted by the Inglewood City Council on January 28, 2014 pursuant to Resolution 14-02 and certified by the California Department of Housing and Community Development pursuant to correspondence dated May 20, 2014 (Appendix H).



Figure 1- 5: Inglewood City Hall (4/2012)

This page intentionally left blank.

2 | HOUSING NEEDS

POPULATION TRENDS

The development of Inglewood began in 1887 when the Centinela-Inglewood Land Company was formed to promote land sales for the new town of Inglewood a few miles southwest of Los Angeles. Land sales promotions were successful and the town grew to a population of approximately 1,200 in 1908 when the City of Inglewood was incorporated.

The first Census figures in 1910 showed a population of 1,536 residents. From 1920 to 1925, Inglewood was the fastest growing city in the United States, which is reflected in its growth rate of 493 percent as the population rose to 19,480 by 1930. Between 1930 and 1940, the total population continued to grow to 19,999. The intense rate of growth fell off during the early 1940's, partially as a result of approaching land use saturation within the original town although, by 1950, Inglewood's population was 30,114 due to both post-war construction and annexations.

The growth of neighboring Los Angeles International Airport, coupled with the growth of related air industries, helped increase the 1960 population of Inglewood to 63,390 residents. In 1970, the population was 89,896, a growth rate of 42 percent for the decade, but this growth was attributable mostly to annexations. Population growth substantially slowed during the next decade as the 1980 Census showed a population of 94,245 or an average annual increase of only approximately one-half percent (0.5%). However, the 1990 Census showed a population of 109,602, an increase of sixteen percent. In 2000, the population had increased to 112,580 but in 2010, the population had decreased back to 1990 levels with 109,673 as a result of the economic downturn and job loss that took place throughout the United States, and California in particular, during the late 2000s.

Table 2-1: Population Growth in Inglewood (1910-2010)

Year	Population	Population Increase	Percent Change	Average Annual Growth Rate (%)
1910	1,536	--	--	
1920	3,286	1,750	114%	11.4
1930	19,480	16,194	493%	49.3
1940	30,114	10,634	55%	5.5
1950	46,185	16,071	53%	5.3
1960	63,390	17,205	37%	3.7
1970	89,985	26,595	42%	4.2
1980	94,162	4,177	5%	0.5
1990	109,602	15,440	16%	1.6
2000	112,580	2,978	3%	0.3
2010	109,673	-2,907	-3%	-0.3

Source: US Census

As a community that has been in existence for over 100 years, Inglewood has been fully developed and it is surrounded by other fully developed jurisdictions. Therefore, future population growth is dependent upon infill development of higher density units on either existing vacant or underutilized lots; increases in the size of the average household; or development of mixed use development around transit and business centers.

Compared to surrounding communities (Table 2-2), Inglewood's population has remained unchanged over the past twenty (20) years. This growth pattern is most similar to Culver City which has experienced only a slight increase since 1990. This growth pattern is likely the effect of the built out nature of Inglewood combined with a gradually declining household size.

Table 2-2: Population in Inglewood Compared to Surrounding Communities (1990-2010)

Jurisdiction	1990	2000		2010	
	Number	Number	% Change	Number	% Change
Inglewood	109,602	112,580	0.3	109,673	-0.3
Hawthorne	71,349	84,112	17.9	84,293	0.2
Culver City	38,793	38,816	0.06	38,883	0.2
Torrance	133,107	137,946	3.6	145,438	5.4
Los Angeles City	3,485,398	3,694,820	6.0	3,792,621	2.7
LA County	8,863,164	9,519,338	7.4	9,818,605	3.1

Source: US Census

Population Age

The median age of City residents decreased substantially, 4.7 years, from 1970 to 1980 but since then it has been gradually increasing. However, the median age from 2000 to 2010 substantially increased by 3.8 years as seen in Table 2-3 below.

Table 2-3: Median Population Age in Inglewood (1970-2010)

Year	Age (years)	Change (years)
1970	32.6	--
1980	27.9	-4.7
1990	28.6	+0.7
2000	29.6	+1.0
2010	33.4	+3.8

Source: US Census

The median age in California is 35.2 years and in the United States it is 37.2 years, making Inglewood a comparatively younger community. The younger median age in Inglewood may be the result of a higher rate of young families with children. In Inglewood, 42.1 percent (42.1%) of households have children under eighteen (18) years of age as compared to California where 34.5 percent (34.5%) of households have children under eighteen (18) years of age.

Despite the lower median age in the City, the percent of the population under the age of 15 decreased from 2000 to 2010 as indicated in Table 2-4 below.

Table 2-4: Population by Age in Inglewood (2000-2010)

Age Group (years)	2000		2010		Numeric Change	Percent Change (%)
	No.	% of total	No.	% of total		
0-4	10,257	9.1	8,044	7.3	-2,213	-21.6
5-14	21,030	18.7	15,959	14.6	-5,071	-24.1
15-24	16,655	14.8	17,143	15.6	+488	2.9
25-34	18,424	16.4	16,161	14.7	-2,263	-12.3
35-44	17,456	15.5	15,489	14.1	-1,967	-11.3
45-54	12,982	11.5	15,475	14.1	+2,493	19.2
55-64	7,798	6.9	11,146	10.2	+3,348	42.9
65-74	4,591	4.1	6,188	5.6	+1,597	34.8
74+	3,387	3.0	4,068	3.7	+681	20.1
Total	112,580	100	109,673	100		

Source: U.S. Census

The percent of the population that is age sixty-five (65) and older declined from 1970 to 1990. Since 1990, this percentage has been increasing as seen in Table 2-5 below.

Table 2-5: Percent Population over Age 65 in Inglewood

Year	Percent Population over age 65 (%)
1970	11.7
1980	8.3
1990	6.8
2000	7.1
2010	9.3

Source: U.S. Census

While the percentage of the City's population over sixty-five (65) years has increased over the past two decades, this share of the population is lower than the percentage found statewide. In California, 11.4 percent (11.4%) of the population is over sixty-five (65) years of age, according to the 2010 US Census.

Population Race/Ethnicity

From 1900 to 2010, the ethnic composition of the City has changed significantly. Inglewood was an almost exclusively White (non-Hispanic) community until the mid-1960's. The first significant minority population to begin residing in Inglewood was African-American. Beginning in the 1980s and continuing to the present, Inglewood has experienced a substantial increase in

its Hispanic population. Based on the 2010 US Census, fifty-one percent (51%) of the City population is Hispanic of any race, forty-three percent (43%) is African-American, and limited numbers of White, Asian, Other, and individuals of two or more races. Based on data from the US Census, from 2000 to 2010, the Hispanic population has been the fastest growing ethnic group in Inglewood, Los Angeles County, and the United States. During this time period, over fifty percent (50%) of the U.S. population growth was due to an increase in the Hispanic population.

Table 2- 6: Ethnic Group Population Sizes in Inglewood (2000-2010)

Race	2000		2010		Numeric Change
	Number	%	Number	%	
African American	53,060	47	47,029	43	-6,031
Hispanic of any race	51,829	46	55,449	51	3,620
White	4,628	4	3,165	3	-1,463
Asian	1,280	1	1,374	1	94
Other	1,783	2	345	0	-1,438
Two or more races	n/a	n/a	1,768	2	--
Total	112,580	100	109,673		2,907

Population Trend Conclusions

Based on this analysis of basic population data, there is a growing senior population in the City. This may result in an increased demand for senior housing or modifications to existing housing to allow seniors to age in place.

EMPLOYMENT TRENDS

Employment has a substantial impact on housing needs. Individuals with higher paying jobs have more housing options and those with lower paying jobs typically have fewer housing options. The diversity of businesses and industries in Inglewood and around the neighboring Los Angeles International Airport will contribute to the continued availability of accessible jobs in the future. Despite its favorable location, in terms of employment opportunities, the City of Inglewood has an unemployment rate exceeding that of Los Angeles County and California. According to the California Employment Development Department (EDD), Inglewood's unemployment rate was 12.8 percent (12.8%) in 2012, up from 5.8 percent in 2000. Inglewood's 2012 unemployment rate was higher than the County's, 10.2 percent (10.2%), and the State's, 9.8 percent (9.8%)¹. The higher unemployment rate may be related to the lower percentage of residents in Inglewood with bachelor degrees or higher (17.5%) as compared to Los Angeles County (29.2%)². Additionally, Inglewood has a slightly lower percentage of residents with a high school diploma (71.4%) as compared to Los Angeles County (76.1%).

¹ California Employment Development Department (2012)

² www.census.gov

Table 2- 7: Inglewood Residents' Industry of Employment (2007-2011)

Industry	2000	'07-'11	% of total ('07-'11)	% Change ('00-'11)
Agriculture, forestry, fishing/hunting, mining	111	220	0.5	98.2
Construction	1,762	2,345	4.9	33.1
Manufacturing	4,446	4,205	8.8	-5.4
Wholesale and Retail Trade	5,255	5,776	12	9.9
Transportation and warehousing, utilities	4,690	4,408	9.2	-6.0
Information	1,532	1,383	2.9	-9.7
Finance and insurance, real estate	2,462	2,834	5.9	15.1
Professional, scientific, management, administrative, waste management	4,826	5,804	12.1	20.3
Education, health care, social services	8,473	10,068	21.0	18.8
Arts, entertainment, recreation, accommodation, food services	3,975	5,286	11.0	33.0
Other services	2,648	3,294	6.9	24.4
Public administration	2,195	2,440	5.1	11.2
Total		48,063	100	--

Source: US Census (2000), American Community Survey (2007-2011)

Inglewood is located within a major urban area in which persons freely cross jurisdictional lines between work and home. Census data reveals that all industries (except agriculture, forestry, fishing and mining) are well represented by Inglewood workers which indicates that all types of urban employment are available within relatively close proximity.

Table 2- 8: Occupations of Inglewood Residents

Occupation Type	Number	Percentage (%)
Management, business, science, and arts occupation	11,419	23.8
Service occupations	12,460	25.9
Sales and office occupations	13,032	27.1
Natural resources, construction, and maintenance	4,111	8.6
Production, transportation, and material moving	7,041	14.6
Total	48,063	100

Source: US Census American Community Survey (2007-2011)

In 2000, the mean travel time to places of employment for Inglewood workers was 29.7 minutes and 69.1% commuted alone in a personal vehicle. According to the American Community Survey (2007-2011), the mean commute time for Inglewood residents was 28 minutes. This is an encouraging indication that more Inglewood residents are working closer to home.

2 | Housing Needs

Two changes are planned to occur in the coming years that will effect employment in the City: renovation of the Forum entertainment venue and the development of Hollywood Park Tomorrow.

The renovation of the Forum will turn the venue into a state of the art performance space. It is estimated that the renovation will result in a temporary increase in the number of construction jobs as well as a permanent increase in the number of service jobs.

The closure of the Hollywood Park horse racetrack and subsequent build-out of the Hollywood Park Tomorrow mixed-use development will reduce the number of agricultural jobs associated with equestrian racing, boarding, and care. Development of Hollywood Park Tomorrow will result in a temporary increase in the number of construction jobs and a permanent increase in the number of retail jobs. In addition, a number of jobs are expected to be indirectly created as a result of Hollywood Park Tomorrow in the education, health care, entertainment, and professional industries, among others. Based on typical compensation in these industries, new jobs may receive moderate compensation but there will be an ongoing need for affordable housing in Inglewood for workers to be able to live close to their jobs.

The major employers in Inglewood include a range of organizations. Of these top employers two (2) are in retail services/entertainment, one (1) is in education/health care, one (1) in government, one (1) in professional/scientific, and one (1) in entertainment/recreation.

- Centinela Hospital Medical Center
- Hollywood Park
- Inglewood Police Department
- National Car Rental

Typical salaries for some of jobs in the above industries are as indicated in Table 2- 9. While some jobs are moderately compensated at levels above the median household income in Inglewood, many occupations that are critical to operations and services in the City and Region are compensated at lower levels.

Table 2- 9: Salaries of Selected Occupations in Inglewood (2013)

Profession	Annual Salary (\$)
Engineer	88,620
Librarian	63,547
Teacher (elementary)	57,718
Police Officer	55,434
Architect	50,923
Fire Fighter	46,324
Inglewood Median Household Income	44,021
Medical Assistant	34,402
Emergency Medical Technician	33,487
Janitor	26,906
Teacher's Aide	22,355
Minimum Wage Job (40 hrs/week)	16,640

Source: www.salary.com (2013), US Census American Community Survey (2007-2011)

Employment Conclusions

Based on this analysis of current employment and projected trends, there is an ongoing need to facilitate the provision of housing affordable to moderate and lower income households. Furthermore, in order to minimize other expenses, such as transportation costs, in these lower income households, affordable housing should be located in relative close proximity to jobs. Locating housing close to jobs or in mixed-use configurations has the added benefit of supporting the goals of the Inglewood Energy and Climate Action Plan by minimizing fuel consumption and associated greenhouse gas emissions.

HOUSEHOLDS

There are 36,389 households in the City according to the 2010 U.S. Census. The number of households has decreased since 2000, likely a result of the economic downturn that occurred in the late 2000s.

Table 2- 10: Number of Households in Inglewood (2000-2010)

Year	Households	Numeric Change	Annual % Change
2000	36,805	--	--
2010	36,389	-416	-1.1

Source: US Census

Table 2- 11: Family and Nonfamily Household Types in Inglewood

Household Type	Number	Percent of Total Households (%)
Two Parent Family Households	13,095	36
Single Female Family Household	8,987	25
Single Male Family Household	2,937	8
Nonfamily Households	11,370	31
Total	36,389	100

Source: U.S. Census

Household size has an impact on the types of housing needed within a community. The number of people in a household can vary for a number of reasons including socioeconomic status, age of household members, and cultural preferences.

Table 2- 12: Household Size Comparison-City-County-State (2000-2010)

Jurisdiction	2000	2010	+/- Change 2010-2011
Inglewood	3.02	2.97	-.05
LA County	2.98	2.99	+.01
California	2.87	2.91	+.04

Source: US Census (2000, 2010)

Since 2000, the average household size in Inglewood has declined from 3.02 to 2.97. This represents a 1.7% decrease. While Inglewood's average household size surpassed that of Los Angeles County and the State's in 2000, Inglewood's average household size is now less than the County's. While the County and State's household size has increased, Inglewood's has decreased during this time period. The decreasing household size is likely related to the decrease in population that the City experienced during the same time period.

Household Income

Median Family Incomes (MFI) and Income Group Limits are estimated and published annually by the U.S. Department of Housing and Urban Development (HUD). Income group limits, consistent with government codes, are based on a Metropolitan Statistical Area (MSA) or County Median Family Incomes and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data. The HUD MFI and Income Limits Table are used to determine eligibility for all government housing assistance programs nationwide. Inglewood is in the Los Angeles County MSA. The 2013 MFI for Los Angeles County MSA is \$64,800, based on a 4-person household. The established standard income groups are generally defined as:

Table 2-13: HUD Household Income Limits for Los Angeles County

Income Category	Percent of AMI (%)	Income Limit (\$)	Approximate Percent of Households in Inglewood (%)
Extremely Low	30	19,440	20.6
Very Low	50	32,400	13.0
Low	80	51,840	31.5
Moderate	120	77,760	15.3
Above Moderate	>120	77,761+	19.9

Source: HCD Memorandum (February 25, 2013), US Census ACS (2007-2011)³

³ Percent of households in each income category was calculated using ACS Income and Benefits data. Where dollar ranges overlapped the income categories, half of the number of households was applied to each overlapping income category.

The estimated median household income in Inglewood is \$44,021⁴ which falls within the low-income category (Table 2-13). Based on the 2013 HUD Household Income Limits, the proportion of extremely low-, very low-, low-, and moderate-income groups comprise approximately 80.1 percent (80.1%) of Inglewood's households. Approximately, 19.6 percent (19.6%) of households in the City are classified as above moderate-income. This data closely corresponds to the 2010 Comprehensive Housing Affordability Strategy (CHAS) which indicates that 20.99 percent (21%) of Inglewood households earn 30 percent (30%) of AMI or less, which is 7,805 households. This is an increase from 2000, when 6,589 households (18% of Inglewood households) earned less than or equal to 30 percent (30%) of AMI.

The federal Department of Housing and Urban Development (HUD) generally defines affordable housing as those units whose cost does not exceed thirty percent (30%) of a household's income. Median annual household income in Inglewood is \$44,021 (\$3,668 per month). Based on HUD's affordability guideline, a household with this annual income should pay no more than \$1,100 per month for housing.

The percentage of Inglewood individuals, families, and seniors living below the poverty level has declined over the past ten years. At the County level, the percentage of families and individuals living below the poverty level also declined during this period but the percentage of seniors increased. In Inglewood, while the share of individuals and families living under the poverty level declined by about eight percent (8%) each, the share of seniors living under the poverty level declined by less than three percent (3%).

Table 2- 14: Individuals/Families Living Below the Poverty Level, LA County and Inglewood

Year	Percent Living Below Poverty Level					
	Percent of Individuals (%)		Percent of Families (%)		Percent of 65 years and over (%)	
	Inglewood	LACo	Inglewood	LACo	Inglewood	LACo
2000	22.5	17.9	19.4	14.4	11.8	10.5
2011	14.4	16.3	10.8	13.0	9.1	11.7

Source: US Census (2000), ACS (2007-2011)

Household Conclusions

Median household income in Inglewood is approximately \$20,000 less than AMI. Over eighty percent (80%) of Inglewood households have income levels that would qualify for some level of affordable housing. Notably, approximately 20 percent (20%) of Inglewood's households fall within the extremely low-income category. Given the higher unemployment rate in Inglewood as compared to County and State rates and the dramatically lower income levels, there is expected to be an ongoing need for affordable housing at all income levels.

⁴ US Census American Community Survey (2007-2011)

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30 percent (30%) of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent (50%) of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households.

Table 2- 15: Low-Income Households Overpaying by Tenure in Inglewood

Household Type	Number L-I Households Overpaying	% of All Households (37,170)
Renters	14,225	38%
Owners	5,375	15%
TOTAL	19,600	--

Source: HUD (www.egis.HUD.gov)

There are 17,345 households that are severely overpaying. Of these, extremely low-income and very low-income households are most typically severely overpaying as renters. Among owners, low-income households are the most frequently severely overpaying. This data suggests that extremely and very low-income households lack many affordable rental housing options and there is a need for a greater number of income restricted affordable housing units for sale.

Table 2- 16: Households Severely Overpaying by Tenure and Income Group in Inglewood

Household Tenure	Number of Households Severely Overpaying		
	Extremely Low-Income	Very Low-Income	Low-Income
Renters	6,570	5,255	145
Owners	1,235	1,515	2,625
TOTAL	7,805	6,770	2,770
TOTAL % of all Households	21%	18%	8%

Source: HUD (www.egis.HUD.gov)

Small related households comprise the greatest single share of household types severely overpaying as shown in the table below. Data for overpayment reflect a similar pattern of small unrelated households overpaying followed by seniors.

Table 2- 17: Prevalence of Household Overpayment in Inglewood

Household Type (renter + owner)	No. ELI Households Sev. Overpaying		No. of Households VLI Sev. Overpaying		No. of Households LI Sev. Overpaying		Total	Total %
	Number	%	Number	%	Number	%		
Small Related	2,575	46.0	1,185	48.9	355	36.0	4,115	45.7
Large Related	645	11.5	355	14.6	100	10.2	1,100	12.2
Elderly	1,260	22.5	540	22.3	210	21.3	2,010	22.3
Other	1,120	20.0	345	14.2	320	32.5	1,785	19.8
Total	5,600	100	2,425	100	985	100	9,010	100

Source: HUD (2012)

Overcrowding

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms, kitchens, hallways, and porches). Units with more than 1.5 persons per room are considered severely overcrowded. In 2000, twenty-five percent (25%) of households were overcrowded or severely overcrowded in Inglewood. That is, 10,271 households were overcrowded or severely overcrowded. Since then, the number of overcrowded households has declined significantly to 4,828 which is thirteen percent (13%) of all households. At the County level, eleven percent (11%) of households were crowded or severely overcrowded.⁵ From 1995 to 2008 there was an increase in the number of affordable housing units and a significant number of these units contained three (3) or more bedrooms and other areas that reduce overcrowding.

Table 2- 18: Occupants per Room by Tenure in Inglewood

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent (%)	Households	Percent (%)	Households	Percent (%)
1.00 or less	13,206	94.7	19,345	82.6	32,551	87.1
1.01 to 1.50	563	4.0	2,483	10.6	3,046	8.2
1.51 or more	182	1.3	1,600	6.8	1,782	4.8
TOTAL	13,951	--	23,428	--	37,379	--

Source: ACS (2011) with relatively high margins of error.

While rates of overcrowding have declined significantly over the past decade, there may still be a need to reduce the occurrence of overcrowding further, particularly in rented units.

Extremely Low-Income Housing Needs

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the County is \$64,800. For extremely low-income households, this results in an income of \$19,440 or less for a four-person household or \$13,508 or less for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public

⁵ US Census American Community Survey (2007-2011)

assistance, such as supplemental security income (SSI) or disability insurance are considered extremely low-income households as the maximum annual SSI disbursement in California for 2013 is \$10,397 for an individual and \$17,544 for a couple. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$16,640 or less. The following are examples of occupations with wages that could qualify as extremely low income households, particularly if they are not full time positions.

Table 2- 19: Wages for Select Potentially Extremely Low-Income Occupations in Inglewood

Occupation Title	Hourly Wage
Retail cashier	\$11.00
Line Cook (fast food)	\$10.00
Manicurist	\$10.00

Source: www.salary.com

Extremely Low-Income, Existing Need

Based on the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS), approximately 7,805 extremely low-income households resided in the City, representing twenty-one percent (21%) of the total households. Most extremely low-income households are renters and experience a high incidence of housing problems. For example, 6,570 extremely low-income renter households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 100 percent (100%) of these households were severely overpaying⁶.

Extremely Low-Income, Projected Need

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 250 units, the City has a projected need of 125 units for extremely low-income households.

To further address overcrowding, overpayment, and extremely low-income housing needs, the City will actively encourage the development of appropriately sized affordable housing units using a variety of tools including a Density Bonus Ordinance and CHDO funding awards. The City will also evaluate an inclusionary housing ordinance and other regulatory mechanisms to increase the supply of affordable housing, including housing affordable to extremely low-income households.

SPECIAL HOUSING NEEDS

The City of Inglewood contains a diverse population including special needs groups: homeless individuals, the elderly, persons with disabilities, large households, female-headed households, persons with drug and/or alcohol addictions, and persons with AIDS and related diseases. Due

⁶ CHAS (2005-2009)

to the special needs, these households may have more difficulty finding decent and affordable housing.

Seniors

The elderly will constitute an ever-increasing proportion of this nation's population in future years according to demographers. The percent of the population in Inglewood that is age sixty-five (65) and older declined from 1970 to 1990. Since 1990, this percentage has been increasing as seen previously in Table 2-5. While the percentage of the City's population over sixty-five (65) years has increased over the past two decades, this share of the population is lower than the percentage found statewide. In California, 11.4 percent (11.4%) of the population is over sixty-five (65) years of age, according to the 2010 US Census.

Table 2- 20: Population Age 65 and Over in Inglewood

Age Group (years)	2000		2010		Numeric Change	Percent Change (%)
	No.	% of total pop.	No.	% of total pop.		
65-74	4,591	4.1	6,188	5.6	+1,597	34.8
74+	3,387	3.0	4,068	3.7	+681	20.1
Total	7,978	--	10,256	--		

Source: U.S. Census (2010)

Based on US Census 2010 data, there are 7,954 households in Inglewood with an individual 65 years or over, representing twenty-two percent (22%) of all households. In 2000, 6,142 households (16.7% of all households) had an individual 65 years or over.⁷ With the share of the population over 65 increasing, the share of households that are senior households is also expected to increase.

Among senior households, fifty-six percent (56%) are owners and forty-four percent (44%) are renters. Seniors have a notably higher rate of homeownership when compared to the general population in which only thirty-seven percent (37%) of Inglewood households own their homes.

Table 2- 21: Senior Household Tenure by Age in Inglewood

Householder Age	Owners	Renters	Total
65-74 years	2,110	1,771	3,881
75+ years	1,642	1,176	2,818
Total	3,752	2,947	6,699

Source: ACS 2011

Based on 2005-2009 CHAS data, there are 9,115 elderly households. This population is spread throughout the various income categories, including extremely low-income as seen in Table 2-22 below.

⁷ US Census (2000, 2010)

Table 2- 22: Elderly Households by Income Category in Inglewood

Income Level	Elderly Households ⁸	Percent of Elderly Households (%)
Below 30% AMI	2,245	25
31%-50% AMI	1,840	20
51%-80% AMI	1,745	19
Above 80%	3,285	36
Total	9,115	100

Source: 2005-2009 CHAS

According to the 2007-2011 American Community Survey, income levels of 9.1 percent (%) of individuals sixty-five (65) and over was below the poverty level. The 2012 United States poverty threshold is \$11,170 for one person and \$15,130 for two people. According to the 2007-2011 ACS, average Social Security Income was \$13,556 which is \$1,130 per month. A single senior whose only income is social security should spend no more than \$339 per month or \$678 per for a couple on housing, according to HUD's affordability guidelines.

Persons over the age of 65 are considered a special needs group due to four main concerns:

- **Income:** persons over 65 are more likely to be retired and living on a fixed income
- **Health Care:** elderly persons have a higher rate of illness, making health care more important.
- **Transportation:** many elderly persons use public transportation; and
- **Isolation:** many elderly persons are isolated from family members, friends, and services.

Due to these concerns, many elderly persons need lower cost housing that is transit-accessible and in close proximity to health care providers and other services.

Most elderly persons are quite capable of living independently or with members of their families. However, there is a segment of the elderly population who for economic or health reasons, have a need to reside in facilities specifically designed to accommodate them. These facilities, referred to as senior citizen housing, are typically secure complexes with communal recreational facilities and possibly communal dining facilities. Each unit is designed to accommodate one or two persons with one bedroom, one bathroom and a living/dining area with a mini-kitchen. There are presently five (5) senior citizen complexes in Inglewood containing a total of 526 units. These facilities were constructed using Section 8 New Construction Program funds from HUD and funding assistance from the former Inglewood Redevelopment Agency. All senior housing is privately owned and maintained, but most of the tenants receive rental assistance through the Section 8 Rental Assistance Program, which is described elsewhere in this Housing Element. These facilities do not receive any housing subsidies from the City, however most residents are assisted by medical insurance payments. Below is a listing of senior housing developments in the City and other senior services and resources in Inglewood:

⁸ 'Elderly Household' is defined as a household containing at least one person 62 years or older.

Senior Housing Developments

Osage Senior Villas (91 units)
924 Osage Ave.

Eucalyptus Park Apartments (93 units)
811 N. Eucalyptus Ave.

Regency Towers (103 units)
151 N. Locust St.

Inglewood Meadows (198 units)
1 N. Locust St.

Good Shepherd Homes I (39 units)
510 Centinela Ave.



Figure 2- 1: Osage Senior Villas (924 S. Osage Ave.)

City Administered Senior Services and Resources

- Senior Center with Activities and Programs, Senior Clubs and Excursions
- Support Groups
- Congregate and Home Delivered Meals
- Care Management
- Information, Assistance and Referrals
- Transportation-Vans, Taxi Discount, Bus Pass Discount
- Volunteer Program

Other Programs and Resources

- Centinela Hospital Senior Preferred Club

In the community meetings held in Spring 2013, participants indicated that there is a growing need for new housing built for seniors and housing that can be physically adapted to allow seniors to age in place. Such modifications could include widening of doorways, installation of grab bars and other safety features, and installation of chairlifts. Additionally, meeting participants indicated that there is a need to ensure adequate resources are allocated to the 75+ year old population and not just the 65-74 year old population.

To address the housing needs of seniors, this Housing Element proposes to allocate grant funding to rehabilitation of senior owner occupied dwellings.

Persons with Disabilities

Individuals with disabilities face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and development disabilities, needs affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

According to the 2011 American Community Survey, approximately eleven percent (11%) of Inglewood residents (12,430 persons) have one or more disabilities. At the County level, approximately nine percent (9%) of the population has one or more disabilities. Approximately 5,540 of the City's disabled population have self-care limitations and require assistance in daily living. Of the City's senior population, approximately thirty-nine percent (39%) have one or more types of disabilities.

Table 2- 23: Type of Disability by Population in Inglewood

Type of Disability	Age 5-17	Age 18-64	Age 65 and Over	Total (each disability type)	Percent of Total Disabled (%)
Hearing Difficulty	132	922	806	1,860	15
Vision Difficulty	399	1,721	486	2,606	21
Cognitive Difficulty	478	2,539	1,364	4,381	35
Ambulatory Difficulty	271	4,208	2,827	7,306	59
Self-Care Difficulty	117	2,101	1,385	3,603	29
Independent Living Difficulty	n/a	3,469	2,071	5,540	45
Total w/ one or more disabilities	1,397	6,909	4,124	12,430 (No. disabled)	

Source:

ACS

(2011)

Physical Disabilities

The most common type of disability in Inglewood is ambulatory; nearly sixty percent (60%) of disabled individuals have ambulatory difficulties. This would include persons who have difficulty walking, climbing stairs or who are significantly or exclusively confined to a wheelchair. Seniors have a much higher rate of ambulatory difficulty, twenty-seven percent (27%) compared to seven percent (7%) for the entire population.

The City's Reasonable Accommodation process allows for flexibility and variation in the zoning code in order to allow a disabled person's use and enjoyment of a residential unit.

The Americans with Disabilities Act (ADA) of 1990 and amendments to the Fair Housing Act require that all new multiple-family buildings be constructed to accommodate the disabled. Units constructed prior to 1989 are generally not ADA-accessible unless modified voluntarily.

In June 1983, the City of Inglewood adopted the 1979 Uniform Building Code, which sets forth requirements for providing housing units designed to accommodate wheelchairs. Those standards were only applicable to new housing developments having more than twenty units. Because most developments in Inglewood were smaller than twenty units, only two such handicap-accessible units were constructed utilizing these requirements. In 1986, new State regulations, which superseded the Building Code standards, required that new apartment units readily accessible from street level be developed as handicapped-accessible units, if the building has three or more apartment units. However, because of a limit on the cost per unit that an apartment developer is required to spend on building such units, and due to the small number of units built at street level, only five additional units designed for wheelchair access are known to have been built in Inglewood. Then in 1991, new State legislation revised these limitations and required a percentage of all new units to be designed as handicap-accessible.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a ‘Developmental disability’ is a disability that originates before an individual is eighteen (18) years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism. This term also includes other disabling conditions that are closely related to mental retardation or requires treatment similar to that for mental retardation but does not include other disabling conditions that are purely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 270,000 persons with developmental disabilities and their families through a statewide system of twenty-one (21) regional centers, four (4) developmental centers, and one (1) community-based facilities. Of the twenty-one (21) regional centers, the Westside Regional Center serves Inglewood residents. This center helps developmentally disabled individuals and their families access the services and support available to them.

Table 2- 24, which includes information provided by the Westside Residential Center, provides a closer look at the developmentally disabled population in Inglewood.

Table 2- 24: Developmentally Disabled Residents by Age in Inglewood

Inglewood Zip Code	0-14 years	15-22 years	23-54 years	55-65 years	65+ years	TOTAL
90301	144	45	112	17	5	323
90302	133	48	82	8	4	275
90303	133	43	105	16	4	301
90304*	163	53	63	4	1	284
90305	58	29	77	10	2	176
TOTAL	631	218	439	55	16	1359

*Includes part of Los Angeles County/Lennox

Source: Westside Regional Center, Culver City, CA (5/2013)

There are a number of housing types appropriate for persons with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special need group.

Consistent with State law, group homes for six (6) or fewer residents are allowed by right in all residential zones and some commercial zones. Group homes with seven (7) or more residents are permitted, subject to a special use permit.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center. The City will also pursue funding sources designated for persons with special needs and disabilities.

The City will work with the Westside Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program may include the creation of an informational brochure.

Severely Mentally Ill

Severe mental illness includes the diagnosis of psychoses and the major schizophrenic disorders. To qualify as chronic, the illness must have existed for at least one year. According to national estimates, approximately one percent of the adult population is afflicted with a severe mental illness based on diagnosis, duration, and disability.

The major barrier for stable, decent housing for the seriously mentally ill is the availability of affordable housing. A majority of individuals with severe mental illness depend solely on Social Security Insurance (SSI) payments. As SSI payments are relatively small, few of these people can afford market-rate rental housing. The lack of access to affordable housing often leads to mentally ill persons being homeless, near homeless, or living in unstable or substandard housing conditions. At present, a limited range of community-based rehabilitative and

supportive housing options exist for those persons not in crisis who need living accommodations.

The City contains three facilities that provide services for the severe mentally disabled, with a total capacity to serve 31 individuals.

Female-Headed Households with Children

Single-headed households have special housing needs and may have more difficulty finding decent and affordable housing. Limited incomes and time dedicated to both employment and family responsibilities create a special need for low-cost and low-maintenance housing for all single-headed households. Female-headed households with children can have particularly acute housing difficulties as women generally earn lower incomes than men. A lower income combined with the cost of childcare often leaves little remaining income for housing costs. Therefore, addressing the housing needs of single-headed households is important.

In 2010, 11,924 or 32.8 percent (32.8%) of households were single-headed households and sixteen percent (16%) of all households in Inglewood were single-headed households with children under the age of eighteen (18). Single-headed households in Inglewood are predominantly made up of female-headed households. The 2007-2011 American Community Survey reported 9,098 female-headed households (25% of all households) and 4,989 of those included children under 18, comprising fourteen percent (14%) of all households. At the County level, fifteen percent (15%) of all households were female-headed households, eight percent (8%) being female-headed households with children under 18 years. The 2000 census in Inglewood reported slightly more with 9,147 female-headed households (24% of all households) and 5,632 of those included children under 18 (15% of all households).

Female-headed households have a higher prevalence of living below the poverty level. According to the 2007-2011 ACS, 25.5 percent (%) of female-headed households have income levels below the poverty line. This rate increases for female-headed households with children, 34.1 percent (%) of female-headed households with children have incomes below the poverty level. Lastly, female-headed householders are predominantly renters, with seventy percent (70%) renting according to the 2011 ACS.

Large Households

The Department of Housing and Urban Development defines a large household as having five or more persons in the household. The 2011 ACS identified 5,207 large households in Inglewood, representing fourteen percent (14%) of all households. Most large households rent their homes with sixty-three percent (63%) renting and thirty-seven percent (37%) owning. The share of renters versus owners is exactly the same for both large and all other households.

Table 2- 25: Tenure by Household Size in Inglewood

Tenure	1-4 Persons		5+ Persons		Total	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
Owner	12,019	37	1,932	37	13,951	37
Renter	20,153	63	3,275	63	23,428	63
Total	32,172	100	5,207	100	37,379	100

Source: ACS (2011), B25009

Income figures for large family households (Table 2- 26) indicate that there is a reduced prevalence of extremely low- and very low-income households, potentially due to the stronger support network available.

Table 2- 26: Household Size by Income Category in Inglewood

Income as % of AMI	1-4 Persons		5+ Persons		Total	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
0-30%	6,915	32	890	17	7,805	29
31-50%	5,755	27	1,015	20	6,770	26
51-80%	6,595	31	1,590	31	8,185	31
Above 81%	2,225	10	1,675	32	3,900	15
Total	21,490	100	5,170	100	26,600	100

Source: CHAS (2005-2009)

Based on 2011 ACS data on the number of bedrooms (Table 2- 27), it appears that in the rental market there is reduced availability of large units as compared to owned housing units.

Table 2- 27: Number of Bedrooms in Existing Housing Stock by Tenure in Inglewood

No. of Bedrooms (BR)	Owner Households		Renter Households		All Households	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
0 BR	82	0.6	1,838	7.9	1,920	5.1
1 BR	175	1.3	8,581	36.6	8,756	23.4
2 BR	5,461	39.1	9,741	41.6	15,202	40.7
3 BR	6,336	45.4	2,689	11.5	9,025	24.2
4 BR	1,269	9.1	579	2.5	1,848	4.9
5+ BR	628	4.5	0	0	628	1.7
Total	13,951	100	23,428	100	37,379	100

Source: ACS (2011), DP04

While this may indicate a need for the creation of new, large, rental housing units to accommodate large households, recent figures on overcrowding (Page 2-11) indicate that the number of overcrowded households is declining as a result of the additional affordable units that have been constructed over the past several years.

Farm Workers

Inglewood is a fully developed, urbanized community in the midst of a major metropolitan area; the nearest agricultural lands are at least fifty miles away. Therefore, it is assumed that the 220 individuals identified in the 2010 Census as being employed in farming, forestry or fishing are not migrant farm workers. Per the Inglewood Housing Authority, a majority of residents employed in forestry, farming or fishing are not migrant workers and are more likely to be involved in wholesale marketing or handling of farm produce or forestry products, or are employed in pleasure fishing or commercial fishing enterprises in the local harbors and Marinas. There is no other evidence of a need to provide housing facilities for migrant farm workers in Inglewood.

Homelessness

Approximately 20.7% of the homeless population in the United States resides in California alone. According to the Inglewood Police Department (IPD), there are 200 to 300 homeless individuals in the City. This estimate is supported by a homeless count conducted in 2009 by local non-profit People Assisting the Homeless (PATH, Inc.) that indicated that there were 240 homeless persons in Inglewood at the time. While the Los Angeles Homeless Services Authority (LAHSA) also conducts counts in Los Angeles County every two years since 2005, they typically do not conduct counts specific to individual cities. Their counts tally the total number per Service Planning Area (SPA). Inglewood is part of SPA 8 which includes the South Bay area. In January 2013 LAHSA conducted their latest count and the results are expected to be released during the summer of 2013. According to the IPD, homeless individuals in the City are typically located along commercial corridors of the City with the more Inglewood based homeless relatively dispersed throughout the City and the more transitory homeless near the 405 Interstate.

Table 2- 28 Total Homeless in SPA 8 and Los Angeles County (2009-2013)

Area	2009		2011		2013	
	Total	% Change	Total	% Change	Total	% Change
SPA 8	3,954	-	6,788	+71.7%	5,811	-14.3%
Los Angeles County	42,694	-	45,422	+6.01%	53,798	+18.4%

In 2009, PATH also prepared a profile of the homeless in Inglewood based on a survey of 31 individuals which provided the following insights:

Gender: 81 percent are male.

Age: Ranges from 31 to 70 years old. Average age is 52.

Previous Residence: 65 percent lived in Inglewood before becoming homeless.

Health: The majority of homeless individuals are dealing with debilitating health issues. 84 percent do not have health insurance.

Reason for Homelessness: 74 percent stated they were homeless due to job/ housing loss; death in family/divorce; or substance abuse.

Length of Homelessness: 65 percent had been homeless for 1 to 8 years. Average length is 6.2 years.

Other Characteristics: 74 percent have been incarcerated.

This snapshot concluded that in addition to housing, there is a need for homeless supportive services such as alcohol and drug rehabilitation and mental health treatment services. The Inglewood Police Department concurs with this determination and also advised that a homeless shelter that connects clients to supportive services such as counseling, health care, child care, job placement services, etc. is the best approach for helping individuals transition into permanent housing.

State law (Senate Bill 2, 2007) requires that all California jurisdictions identify at least one zone where emergency shelters are allowed by right. The zone must contain enough available space to accommodate the number of homeless individuals found in each community and at least one year-round emergency shelter. In December 2013, the City modified the Zoning Code to specify that Emergency Shelters are permitted by right in the M-1 zone, subject to development standards further outlined in Chapter 4.

Transitional and Supportive Housing are also an essential component to permanently ending homelessness. In support of the City's Housing Element objective to facilitate housing for special need populations and as required by SB 2, the City also amended the Inglewood Municipal Code in December 2013 to clarify that transitional and supportive housing are considered residential uses and subject only to the same requirements as other residential uses in the same zones, further discussed in Chapter 4.

There are a number of services available to assist homeless individuals and families. In an effort to assist individuals potentially identified as homeless, the Police Department hands out a pamphlet that identifies the following services available in the South Bay Area to the homeless:

US Vets-Los Angeles (733 S. Hindry Ave., Inglewood, CA)

The Department of Housing and Urban Development estimates that one (1) in seven (7) homeless individuals is a veteran. US Vets Inc. operates a housing and supportive service facility for veterans. The facility can accommodate 540 residents in transitional/affordable housing. In addition, the facility provides a number of supportive services including employment assistance, mental health services, substance abuse programs, programs for veterans' families, dining, and recreational services. This facility was established through support from the Inglewood Redevelopment Agency.

St. Margaret's Center (Lennox, CA) provides a comprehensive range of emergency and supportive services to more than 10,000 unduplicated individuals annually in the Los Angeles "L.A.X." area, primarily those living in the cities or streets of Lennox and surrounding communities. St. Margaret's estimates that approximately 5,000 of the individuals served are Inglewood residents. The center provides food services, emergency motel vouchers, service referrals, translation services, medical screenings, utility assistance, education programs, and job training/referrals.

The House of Yahweh (Lawndale, CA) serves primarily families on fixed incomes. It focuses on homelessness prevention but also serves some chronic homeless persons and includes nine (9) transitional housing units. The majority of its 27-54 annual estimated clients come from the Lennox/Inglewood area.

The Harbor Interfaith Services (San Pedro, CA) serves the homeless and families at risk by providing emergency shelter, food, case management, employment training, life skills training, and referral services to homeless individuals and families. The shelter estimates that 20-25 percent of its 770 annual clients are from the Inglewood area.

The Long Beach Rescue Mission (Long Beach, CA) routinely serves clients from Inglewood. The Rescue Mission provides emergency shelter, food, case management, employment training, life skills training, and referral services to homeless individuals and families.

The Salvation Army of Long Beach (Long Beach, CA) indicates that a small percentage (less than 2%) of its 520 annual clients come from Inglewood but that a greater percentage of phone calls are received from Inglewood residents regarding the types of services and programs offered.

Lutheran Social Services (Long Beach, CA) serves approximately 7,000 people monthly including about 250-300 individuals from Inglewood. Lutheran Social Services provides emergency shelter, food, case management, employment training, life skills training, and referral services to homeless individuals and families.

Beacon Light Mission, Catholic Charities, Precious Life Shelter, and SHAWL assist clients from all over the Los Angeles County metropolitan area. The organizations report that only a fraction of the clients, approximately 728, are from Inglewood.

Local Churches and Religious Institutions: Many local churches and religious institutions provide assistance to homeless individuals and families.

Inventory of Facilities and Services to House the Homeless

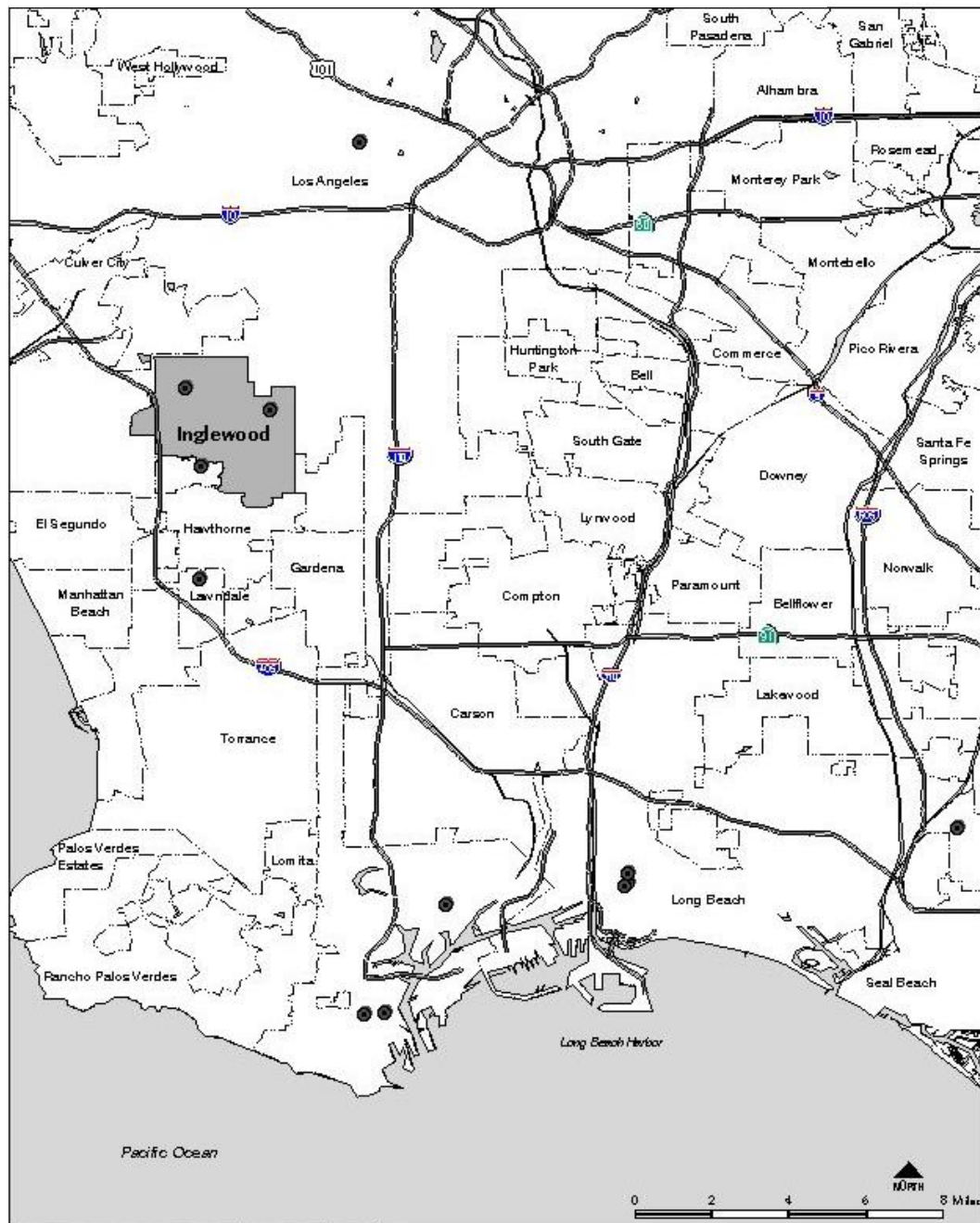
Los Angeles Housing Authority and the Inglewood Community Development Block Grant program have identified 1,074 transitional and permanent beds available for use by the homeless in the South Bay region (SPA 8). However, if all beds were filled to capacity, facilities

2 | Housing Needs

in SPA 8 would house only 24.1% of the total estimated 4,500 homeless population for the service area. The following table summarizes the emergency shelter facilities available in SPA 8:

Salvation Army Village of Cabrillo 2260 Williams St. Long Beach, CA 90810 (562) 388-7600	Charlotte's House (Akila Concepts) 542 East Carson Street Carson, CA 90745
Southern California Alcohol & Drug Program, Inc. Baby Step Inn 1755 Freeman Ave. Long Beach, CA 90804 (562) 986-5525	Rainbow House Emergency Shelter Villa Paloma Transitional Shelter Confidential sites Business address: 453 W. 7 th St. San Pedro, CA 90731 (310) 548-5450
Su Casa Domestic Abuse Network Confidential site Business Address: 3840 Woodruff Ave. #203 Long Beach, CA 90808 (562) 519-1955	Catholic Charities of Los Angeles, Inc. Elizabeth Ann Seton Residence 123 E. 14 th St. Long Beach, CA 90813 (562) 591-1351
Womenshelter of Long Beach Domestic Violence Resource Center of Long Beach Confidential site Business Address: 930 Pacific Ave. Long Beach, CA 90813 (562) 437-4663	Christian Outreach in Action 515 E. 3 rd St. Long Beach, CA 90801 (562) 432-1400
	Long Beach Rescue Mission Lydia's House 1335 Pacific Ave. Long Beach, CA 90813 (562) 591-1292x27

Figure 2- 2: Location of Homeless Services and Facilities in SPA 8



Source: 1999 Los Angeles County Directory of Social Services.



**Location of Homeless
Services and Facilities**

According to the 2011 LAHSA Greater LA Homeless Count for SPA 8, single adults are estimated to comprise 86 percent of the urban homeless population. Most of these individuals are between 25 and 61 years old (72%). Forty-nine percent (49%) of the individuals had been homeless for more than one year. Single women represent less than 30 percent of the homeless in Inglewood.

Based on the 2013 LAHSA Greater LA Homeless Count for SPA 8, single adults are currently estimated to comprise 90 percent of the urban homeless population. Most of these individuals are between 25 and 61 years old (79%).

Homeless Youth

About 20 to 30 chronically homeless youth reside in the City of Inglewood at any given time. An “invisible population,” they tend to concentrate in urban areas where they easily blend in with other youth. According to the Inglewood Police Department, homeless youth live in vacant buildings, on rooftops, in remote parking lots, near municipal parks and in cars. They typically hang out in the downtown area, or near freeway entrances, near shopping districts and in parking garages. It is not unusual for them to pool their money for one or two nights in a motel room. A high proportion are believed to be drug and/or alcohol users and many sell drugs or participate in other related crimes to support their habit.

Homeless Families

Individuals in homeless families make up fourteen percent (14%) of the homeless population in SPA 8⁹. Many homeless families have chronic economic, educational, social problems and have difficulty accessing the traditional service delivery system. These families may seek assistance when a crisis occurs, but then break contact with the agencies when the crisis is resolved. Issues such as lack of affordable housing, unemployment or underemployment, and lack of sufficient public assistance benefits contribute to homelessness among families. This has been particularly true with public assistance programs, where benefit levels have not kept up with the cost of living. Children of homeless families may suffer long-term problems because of their homeless situation. Many homeless children have a number of developmental, behavioral and emotional problems. These children are more likely than other children to be anxious, depressed, aggressive, dependent and demanding. Homeless children also suffer from a variety of physical maladies.

To address homelessness in Inglewood, the City previously received annual Emergency Shelter Grants from HUD. The City would re-award this funding to two (2) local non-profits, St Margaret’s Center and People Assisting the Homeless, to administer the program that was primarily focused on providing temporary housing through motel vouchers with some ancillary supportive services. In 2010, this funding assisted 29 people by providing a total of 927 bed nights.

⁹ LAHSA 2011 Homeless Count

The City continues to receive funding from HUD to combat homelessness, now through the annual Emergency Solutions Grant program. Unlike previous years, this funding will be used to directly provide case management and essential services to the Inglewood homeless population. This new program is intended to address the root causes of homelessness in a few families rather than just provide temporary housing for many individuals and families. This program is anticipated to include the following case management actions:

- Use of the Homelessness Information Management System (HMIS)
- Outreach to homeless in Inglewood, in coordination with St. Margaret's Center
- Assistance with applying for government benefit programs
- Assistance with applying for jobs
- Referrals to mental health and/or substance abuse programs

Alcohol/Other Drug Abuse (AODA)

AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with a drinking problem at 14 to 16 percent of the adult male population, and the number of women at 6 percent of the adult female population.

Alcohol and other drug abusers may require special treatment and recovery facilities. Group quarters typically provide appropriate settings for treatment and recovery. Affordable units can provide housing during the transition from treatment to a responsible lifestyle.

Several agencies offer day treatment programs for alcohol and drug rehabilitation, including Centinela Hospital in Inglewood and several local churches. Victory Outreach Ministries and Bridge for the Needy operate in-patient treatment programs in the City of Inglewood.

Persons with HIV and AIDS

Between 2008 and 2012 there were 427 persons diagnosed with HIV/AIDS in the City of Inglewood, representing 2.7 percent of all HIV/AIDS diagnoses in Los Angeles County during this period.¹⁰

Persons with HIV infections and AIDS require a broad range of services, including counseling, hospitalized medical care, in-home treatment, transportation, and food. Most available HIV/AIDS planning documents do not estimate or project housing needs. However, several reports have estimated that five (5) percent of all people infected with HIV may need 90 days of temporary shelter during the course of a year, and five percent of persons with AIDS need group home or long-term residential placement for up to 12 months. The National Commission on AIDS published *Housing and the HIV/AIDS Epidemic: Recommendations for Action*, which contains percentages of the number of people with AIDS in danger of becoming homeless. The Commission estimates that one-third to one-half of persons infected with AIDS, are either

¹⁰ Annual HIV Surveillance Report, Los Angeles County (2012)

homeless or are in imminent danger of becoming homeless. Housing assistance to persons with HIV/AIDS is greatly needed.

The County of Los Angeles Department of Health Services funds AIDS services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990. Services include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. In Inglewood, the Amassi Center offers a range of services for people with HIV and AIDS, including counseling, outreach, education, and referrals to health agencies as needed.

Single Room Occupancy

Housing types that may accommodate the needs of extremely-low income households include transitional and supportive housing, single room occupancy units (SRO's), multifamily rental housing, factory-built housing, workforce housing and mobile homes.

Although the City does not maintain records to show that there are single room occupancies (SROs) that exist in Inglewood, these uses are permitted as bachelor units under the Zoning Code. Inglewood has several older motels that accommodate low-income households and serve as SROs. The conversion of these facilities using current zoning could be provided so that the rooms could be advertized and leased for long-term occupancy. Each project would be reviewed pursuant to the special use permit process and a permit would be granted by the Planning Commission. The process is not intended to deter the use of SRO's, but to ensure development of high quality projects located in appropriate areas with services and facilities to assist the SRO residents.

REGIONAL HOUSING NEEDS ASSESSMENT

For every Housing Element planning cycle, the Southern California Association of Governments (SCAG) produces the Regional Housing Needs Assessment (RHNA) for the cities and counties within its jurisdiction. The RHNA identifies the existing and future housing need among income



Figure 2- 3: Path Villas Development, Completed 2013

categories, throughout the region and broken down within each jurisdiction. Each city in turn must ensure that their current zoning regulations and landscape of available land allows for those units to be built. The RHNA does not stipulate that the units be built, simply that the land be available and the appropriate zoning regulations are in place.

The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and

subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs. The RHNA can be used in a number of ways including prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth.

To accomplish this balanced distribution, the RHNA determines the "fair share" allocation required of each jurisdiction; that is, the number of housing units for each household income level that should be provided in each jurisdiction to meet both current needs and projected 2014 needs. Below is a table showing the 2013-2021 RHNA by income levels.

Table 2- 29: Inglewood's Regional Housing Needs Assessment (2013-2021)

Income Group	Units	% of Total
Very Low (0-50% AMI)	250	25%
Low (51-80% AMI)	150	15%
Moderate (81-120%)	167	17%
Upper (>Over 120% AMI)	446	44%
TOTAL	1,013	100

Source: Southern California Association of Governments (2012)

The City has determined that there are currently adequate sites of appropriate permitted densities to accommodate this number of units, as identified in Chapter 6.

HOUSING INVENTORY

The most readily observed characteristics of housing are physical factors: the number and type of dwellings, the growth of the housing inventory, and the physical condition and maintenance of dwellings.



Figure 2- 4: House in Renaissance Housing Development

According to the 2007-2011 American Community Survey there were 39,362 dwelling units in Inglewood.

Table 2- 30: Dwelling Unit Inventory inventories the numeric change for each dwelling unit type over the past ten (10) years. During this period, the City experienced a 1.9 percent (%) increase in the number of housing units (714 units).

Table 2- 30: Dwelling Unit Inventory in Inglewood

Type of Structure	Number of Units		Numeric Change
	2000	2010	
1 unit (detached)	13,916	15,504	1,588
1 unit (attached)	3,223	2,592	-631
2 units	1,139	1,643	504
3 or 4 units	4,734	3,921	-813
5 or more units	16,533	15,553	-980
Mobile homes	238	96	-142
Boat, RV, van, etc.	11	53	42
<i>Total Units</i>	<i>38,648</i>	<i>39,362</i>	<i>714</i>

Source: US Census (2000), ACS-DP04 (2007-2011)

Since 2010, building permits for 160 new units have been issued in the City (Table 2- 31) and nine (9) units have been demolished. An additional ninety-four (94) multi-family units were demolished in 2013 however these units have not been in use for a number of years since the residents were relocated due to aircraft noise impacts.

Table 2- 31: Building Permits Issued for Housing Units in Inglewood (2011- June 2013)

Year	Single-Family	2-4 Units (# of units)	5+ unit (# of units)	Total No. of Units
2008	4	2	0	6
2009	10	0	0	10
2010	7	4	20	31
2011	4	2	145	151
2012	1	7		8
2013	1			1

Source: Inglewood Permit System (EDEN)

Occupancy Characteristics

The majority of housing units in Inglewood are renter occupied (63%) rather than owner occupied (37%) as compared to Los Angeles County where 48.2 percent (48.2%) of units are owner occupied. In Inglewood, the proportion of renter occupied versus owner occupied units has remained relatively steady since 2000. As Inglewood is almost entirely built out, new home ownership opportunities rarely become available.

Table 2- 32: Housing Units by Tenure in Inglewood (2000-2010)

Tenure	2000		2010		Percent Change (%)
	Number	%	Number	%	
Renters	23,448	63.7	22,942	63.0	-2.2
Owners	13,357	36.3	13,447	37.0	0.7
Total Occupied Units	36,805		36,389		

Source: US Census

Based on input received at the Housing Element community meetings held in April 2013, there is an interest in the community for more housing ownership opportunities that are affordable to current Inglewood residents. The demand for housing for-sale is further evidenced by the low owner-occupied unit vacancy rate of 1.1 percent (1.1%)¹¹.

New for-sale units are anticipated to become available with the construction of the Hollywood Park Tomorrow mixed-use development. Additional for-sale unit opportunities could be incorporated into other housing opportunity sites throughout the City.

Multi-family and attached single family units make up the majority of renter occupied housing units in Inglewood (81%). A small minority of renter occupied units are detached single family homes (Table 2- 33).



Figure 2- 5: Unit for Rent (Inglewood, 1/2014)

Table 2- 33: Renter-Occupied Housing Unit Type in Inglewood (2000-2011)

Rental Unit Type	2000		2011	
	Number	%	Number	%
Single Family Detached	3,623	15.5	4,496	19
SF Attached and Multifamily	19,798	84.5	18,932	81
Total	23,421	100	23,428	100

Source: US Census (2000), American Community Survey (2011)

The low vacancy rates of for sale and rental units is likely a result of the lower, more affordable housing prices generally found in Inglewood, as compared to surrounding jurisdictions such as Culver City and beach cities.

¹¹ 2010 American Community Survey

Table 2- 34: Vacancy by Tenure in Inglewood

Tenure	2010	
	Number	Percent
Total Occupied Units	34,712	--
Owner Occupied	12,982	37.4%
Renter Occupied	21,730	62.6%
Owner Vacancy Rate	--	1.1% of for sale units
Rental Vacancy Rate	--	2.2% of rental units
Overall Vacancy Rate	--	7.0% of all housing units

Source: 2010 American Community Survey

Age of Housing

Inglewood's housing inventory is fairly old, with eighty-four percent (84%) built before 1980 (Table 2- 35). Typically, after forty (40) to fifty (50) years housing units begin to rapidly deteriorate and require maintenance of major components of the structure, e.g. plumbing, roofing, electrical system, etc.

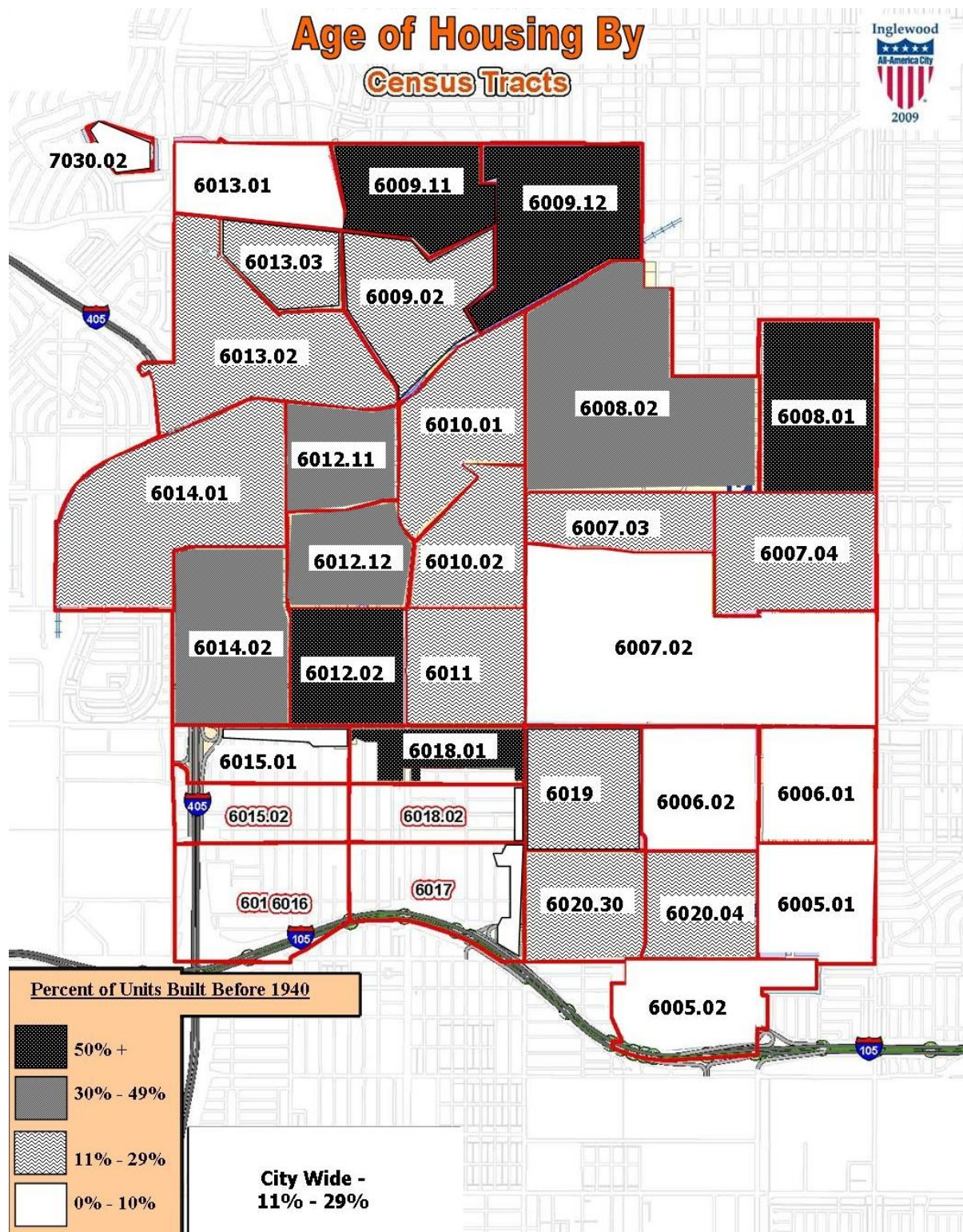
Table 2- 35: Age of Dwelling Units in Inglewood

Year Structure Built	Number of Units	Percent of Total (%)
Built 2005 or later	463	1.2
2000-2004	606	1.5
1990 – 1999	1,244	3.2
1980 – 1989	3,834	9.7
1970 – 1979	5,107	13.0
1960 – 1969	7,435	18.9
1950 – 1959	8,480	21.5
1940 – 1949	6,638	16.9
1939 or Earlier	5,555	14.1
TOTAL	39,362	100

Source: ACS-DP04 (2007-2011)

The percentages of units in each Census tract constructed prior to 1940 shown below are estimates derived from a combination of Census data, historical aerial photograph information and Building and Safety Division records. Although not precise, these percentages are believed to better reflect the actual age of structures than Census data alone. Census building age data is based on estimates by residents and there is evidence that some estimates are younger than the actual age of the structure.

Figure 2- 6: Age of Housing By Census Tract in Inglewood



Condition of Housing

In 1960, less than five percent (5%) of the City's housing stock was classified as deficient (deteriorating or dilapidated). The extent of deterioration increased substantially throughout the City and by 1970, twenty-nine percent (29%) of the housing units within Inglewood were



considered deficient. However, by the 1980's, the combination of various assistance programs and redevelopment projects reduced the percentage of substandard units to less than eleven percent (11%). Since the Aircraft Noise Mitigation program's inception, the former Redevelopment Agency acquired approximately 1,600 units. These units were located beneath the flight path and were removed due to deterioration caused by the direct and indirect effects of aircraft noise.

Figure 2- 7: Residential Facade Renovation (Inglewood, 12/2013)

Table 2- 36: Condition of the Housing Stock in Inglewood

Condition of Unit	1980		1988		1998		2000		2008	
	#	%	#	%	#	%	#	%	#	%
Sound	34,086		34,194		35,144		35,369		39,148	
Deteriorating or Unsound	4,149	10.9	4,044	10.6	4,029	10.3	3,910	10.0	3,293	8.3
Total	38,235		38,238		39,173		39,279		39,441	

Source: Housing Assistance Plan (1988), SCAG (2000), Inglewood Residential Sound Insulation (2008), Inglewood Building Division (2008), US Census

With the City Council's approval, approximately 4,800 noise-impacted homes have been insulated since the program's inception. These combined programs have reduced the percentage of substandard units. The 2008 estimate of substandard units is based on the trend between 1980 and 2000 toward improved housing conditions, the number of rehabilitated structures reported by the City between 2000 and 2005, and the number of demolition permits issued for substandard residential buildings during this same period.

As of March 2013, 9,000 units remain eligible for sound proofing. These programs will further mitigate housing deterioration.

Regardless of normal residential maintenance, housing wears out with the passage of time. Typically, a structure can begin to show major physical deficiencies forty to fifty years after construction. Such physical decline accelerates after fifty years, and the structure can rapidly reach a point where it no longer provides adequate shelter. A correlation can be seen between

the age of structures and structural deficiencies from the latest available survey. Two notable exceptions are Census Tracts 6008.01 and 6008.02 where, despite the age of the structures, the original quality of the construction and subsequent property maintenance has resulted in relatively little structural deterioration.

The two most common structural deteriorations in older homes are electrical wiring and plumbing. Deteriorating foundations are a particular problem in northeast Inglewood, especially in Census Tract 6009.01. Roofs, walls, flooring, doors and windows are not notable problems in Inglewood except where there has been significant negligence of the structure.

An Inglewood field survey, completed in 1977, indicated by Census blocks the percentage of units needing repair and rehabilitation. There was a high correlation between the Census tracts with the highest percentage of low-income residents and the Census tracts with the greatest percentage of aging and deteriorating structures. There is nothing to indicate that this relationship has since changed. According to the 1988 Housing Assistance Plan, 3,877 units in Inglewood were suitable for rehabilitation. That number represented 96 percent of all substandard units in 1988.

Because of on-going efforts by the City of Inglewood's Property Maintenance Division, the City does not have a continuous dilapidated housing problem. According to the Property Maintenance Division there are less than ten units that likely need to be demolished due to substandard conditions. This assessment for demolition was made in 2013.

The age of housing is a key factor in determining the presence of lead-based paint. Based on national studies and statistics, approximately 75 percent of all residential buildings constructed prior to 1978 contain lead-based paint. Beginning in 1978, the use of all lead-based paint on residential property was prohibited. Nonetheless, lead poisoning remains the number one environmental hazard to children.

Properties most likely to be contaminated with lead-based poison include deteriorated units, particularly those with leaky roofs and plumbing, and rehabilitated units where adequate cleanup preventive measures were not conducted after improvements were made. Households most at risk of being affected by lead-based paint in residential buildings are the low and moderate- income households that reside in older housing or that lack resources to perform necessary cleanup of lead-based paint.

Housing Costs and Affordability

Affordability is a key issue of concern for all households. The ongoing escalation of rental costs, home prices and mortgage costs is forcing a growing number of people out of the housing market and causing many others to pay a larger portion of their household incomes for housing expenses.

2 | Housing Needs

In order to provide housing for all economic groups, a variety of housing types and prices must be available within the City. The following table describes the acceptable monthly payment for households in the four major groups. These figures are based on the 2013 HUD Median Income

Table 2- 37 Dwelling Unit Cost and Availability in Inglewood (2012)

Income Group	Income Levels		Housing Costs		Maximum Affordable Price		Housing Available in Price Range
	Annual Income (\$)	Affordable Payment (\$)	Utilities (\$)	Taxes and Insurance** (\$)	Home*** (\$)	Rental* (\$)	
Extremely Low							
1-Person	17,750	444	50	150	64,824	394	None available
3-Person	22,800	570	80	200	85,329	490	
5-Person	27,350	684	100	250	103,803	584	
Very Low							
1-Person	29,550	739	50	150	112,736	689	Studios
3-Person	37,950	949	80	200	146,842	869	No adequately sized units
5-Person	45,550	1,139	100	250	177,701	1,039	
Low							
1-Person	47,250	1,181	50	150	184,603	1,131	Small apartments
3-Person	60,750	1,519	80	200	239,417	1,439	Small apartments and condos
5-Person	72,850	1,821	100	250	288,547	1,721	Most apartments and small condos
Moderate							
1-Person	71,000	1,775	50	150	281,035	1,725	Most apartments and condos
3-Person	91,200	2,280	80	200	363,054	2,200	Most apartments and small condos
5-Person	109,400	2,735	100	250	436,951	2,635	Most apartments and condos, some small homes

for Los Angeles County, \$64,800.

* Monthly affordable rent based on payments of no more than 30% of household income

** Property taxes and insurance based on averages for the region with adjustments for size of homes

***Assumes down payment of 10% on the median price for a home in Inglewood (\$228,000); annual interest rate of 6.25%; 30-year mortgage;

Source: 2012-2015 Consolidated Plan, HUD 2012 Income Limits, California Association of Realtors, Bankrate.com

Although homeownership may be affordable for low- to moderate-income households, there are two continuing obstacles to becoming a homeowner in Inglewood. First is the down payment required by most lending institutions, which may be difficult for most families to obtain through a savings plan. Therefore, the purchase of a single-family home may be out of reach for many low- to moderate-income households. The second obstacle is the low supply of single-family or condominium housing units in Inglewood due to the built-out nature of the city.



Figure 2- 8: Regent Square Development, Completed 2013

In 2000, the median home value in Inglewood was \$175,000, which was lower than the median value in Los Angeles County of \$187,000. Since 2000, home values increased dramatically and in 2006 the median home value in Los Angeles County was \$541,000 for a single family home. This elevated cost declined to \$382,500 by 2008 and \$250,500 by 2012, however still a 43% increase over 2000 prices.

Table 2- 38: Median Home Value and Rent in Inglewood (2000-2010)

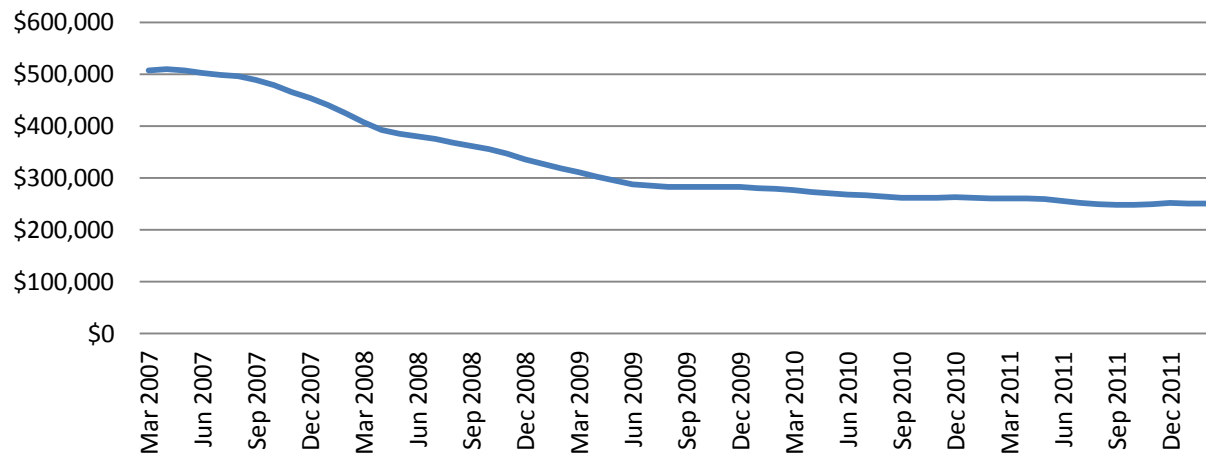
Value/Rent	2000 (\$)	2010 (\$)	% Change ('00-'10)
Median Home Value	175,000	372,300	113%
Median Gross Rent	617	1,033	67%

Source: US Census (2000, 2010), ACS 2007-2011

The lowest home sales prices occurred in August of 2010 when the prices averaged \$239,500 and the maximum was in March 2007 when prices averaged \$472,900. From March 2002 to March 2007, the median sales price was \$332,510 with the average sales prices occurring in March 2002 at \$180,200 and peaking in August 2006 at \$523,800.

2 | Housing Needs

Figure 2- 9: Change in Inglewood Home Values (2007-2012)



Source: Consolidated Plan 2012-2015

Table 2- 39: Median Rental/Sales Price, City-County-State Comparison

Value/Rent	Inglewood	LA County	California
Median Home Value	372,300	478,300	421,600
Median Gross Rent	1,033	1,161	1,185

Source: ACS 2007-2011

Online apartment rental advertisements for Inglewood ranged from \$625 for a studio up to \$2,300 for a single-family home. (See Chart Below)

Table 2- 40: Rental Unit Availability in Inglewood

Rental Unit Type	Ads Per Unit Size	Rental Range
Studio	4	\$625 to \$1005
1 Bedroom	10	\$825 to \$1250
2 Bedroom	11	\$975 to \$1900
3 Bedroom	2	\$1650 to \$1800
Single-Family House	6	\$850 to \$2,300

Source: Zillow.com, Yahoo! Real Estate, May 2012

A total of 574 single family homes and 273 condominium homes were reported as sold in calendar year 2006. A total of 302 single family homes and 156 condominiums were sold in 2007. Since then, a dramatic decline in home sales has occurred, with 61 homes (40 single family, 21 condominiums) being sold from May 2012-May 2013.¹²

¹² www.zillow.com

3 | HOUSING GOALS AND OBJECTIVES

INTRODUCTION

The policies and programs of the City of Inglewood are intended to directly address the community's housing needs by seeking to preserve existing decent housing within the City, while upgrading that housing which is in need of repair, and encouraging the development of new housing to meet growing demand. Over the years the City has developed a comprehensive funding package composed of federal, state and local monies that has enabled the City to address both its current and future housing needs.

The City of Inglewood provides a variety of housing programs to encourage development, conservation and maintenance of affordable housing, funded through various local, state, federal and private sources. The following section lists the City's specific objectives along with housing programs that are proposed to attain the general goal of providing decent and affordable housing for all of its residents from 2013 to 2021. The programs support affordable housing, adequate infrastructure, fair housing, community enhancement, protection of the environment, neighborhood preservation, economic development, and comprehensive assistance to the homeless. It is the City's goal to make information on City housing programs available in both English and Spanish.

GOALS AND OBJECTIVES

The City has developed goals and quantified objectives for housing production, housing rehabilitation, and housing assistance as required by State law. The following sets forth these goals for the 2013-2021 planning period:

Goal 1: Promote the construction of new housing and new housing opportunities.

Policy 1.1

Provide adequate sites for all types of housing.

Policy 1.2

Maintain development standards that promote the development of special needs housing, such as affordable senior, accessible, or family housing, while protecting quality of life goals.

Policy 1.3

Further streamline the permit approval process.

Policy 1.4

Continue to assess and revise, where appropriate City regulatory requirements.

Objective 1.a: Work-Live Zoning Code Amendment

Program: *Modify the zoning code to allow the conversion of existing commercial units within specified work-live overlay zones, to incorporate secondary residential uses in order to allow the business operator to live onsite.*

Funding Source/Amount: N/A, utilize existing resources
Responsible Agency: Planning Division
Timeframe: Complete by 12/2013

Goal 2: Maintain the existing housing stock and neighborhoods by promoting the maintenance, rehabilitation, modernization, and energy efficient upgrades of existing housing as well as the beautification and security of residential neighborhoods.

Policy 2.1

Promote the use of public and private funding sources to facilitate rehabilitation and maintenance loans and grants for multi-family housing and senior owner occupied single family homes.

Policy 2.2

Facilitate an FAA and LAWA funded sound insulation program for homes that are significantly impacted by noise from LAX.

Policy 2.3

Monitor the ongoing upkeep and safety of neighborhoods.

Objective 2.a: Rehabilitate Affordable Multi-Family Housing

Program: *Provide opportunities to support rehabilitation of affordable rental and affordable senior citizen housing including lead-based paint hazard assessment, mitigation, and clearance services. Will include rehabilitation of at least 300 US Veteran units (700 Hindry) and one (1) single family residence (708 Beach Ave).*

Funding Source/Amount: HUD/HOME, \$1,800,000¹ (one time, carry over)
Responsible Agency: Housing Department
Timeframe: Ongoing

Objective 2.b: Rehabilitate Senior Owner-Occupied Homes

Program: *Manage and administer a deferred loan homeowner rehabilitation program for approximately 36 extremely low-income senior citizen homeowners including lead-based paint hazard assessment, mitigation, and clearance services.*

Funding Source/Amount: HUD/Home, \$2,500,000¹ (one time, carry over)
Responsible Agency: Housing Department
Timeframe: 2013-2021

Objective 2.c: Rehabilitate Homes for Individuals with Developmental Disabilities.

Program: *Provide financial assistance to increase and expand the supply of affordable housing for individuals with developmental disabilities including the rehabilitation of 615 Aerick, a 4-unit building for lower income individuals with developmental disabilities.*

Funding Source/Amount: HUD/HOME, \$200,000
Responsible Agency: Housing Department

Timeframe: 2013-2021

Objective 2.d: Residential Sound Insulation

Program: Sound insulate and/or upgrade heating and cooling mechanical systems in 1,000 homes annually in order to minimize the transmission of aircraft noise into homes located within specified noise contours of the LAX airport flight path. As of March 2013, approximately 4,800 residential structures have received aircraft noise mitigation improvements during the life of the program and approximately 9,000 residential structures remain in the City to be insulated and mechanically upgraded.

Funding Source/Amount: FAA/LAWA, \$15 million, annually
 Responsible Agency: Residential Sound Insulation (RSI) Department
 Timeframe: Ongoing

Objective 2.e: Code Enforcement/ Property Maintenance

Program: Conduct 6,000 inspections annually to ensure compliance with property maintenance zoning codes. Code enforcement services include: responding to complaints, visual inspections, preparation of violation letters, discussions with property owners, and ensuring compliance with codes and ordinances.

Funding Source/Amount: HUD (CDBG funds), \$255,400 per year¹
 Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 2.f: Neighborhood Watch

Program: Through this program, neighbors become acquainted with each other, work together and nurture an atmosphere of mutual care and concern. Residents are trained to recognize and report suspicious activity in their neighborhoods. Implementation of local crime prevention techniques and programs, home and vehicle security information, drug and gang awareness, earthquake preparedness and C.P.R. training. City provides ancillary support to the program and 235 existing neighborhood watch block club groups.

Funding Source: N/A
 Responsible Agency: Inglewood Police Department
 Timeframe: Ongoing

Objective 2.g: Graffiti Abatement

Program: Assist owners of both residential and commercial properties that have been defaced by graffiti. Graffiti removal services are provided free to Inglewood residents and businesses, including providing vouchers for the purchase of paint to permit the property owner to cover the graffiti themselves. Allocate \$490,000 annually towards graffiti removal and prevention (average amount of funds allocated FY 2009-2012).

Funding Source: General Fund
 Responsible Agency: Code Enforcement Division

¹ 2012-2015 Consolidated Plan

Timeframe: Ongoing

Goal 3: Encourage the Production and Preservation of Housing for All Income Categories, particularly around high quality transit, including workers in the City that provide goods and services.

Policy 3.1

Preserve the existing supply of affordable/income-restricted housing.

Policy 3.2

Cooperate with and assist developers of extremely low-, very low-, low-, and moderate income housing and workforce housing.

Policy 3.3

Support federal, state, and local legislation that has the potential to provide funding and/or incentives for the development or preservation of housing affordable to extremely low-, very low-, low-, and moderate income households and the City's workforce.

Policy 3.4

Encourage the distribution of affordable housing throughout the City.

Policy 3.5

Encourage the construction of mixed income housing developments that provide housing for a variety of income levels such as extremely low-income up through and including market rate.

Policy 3.6

Provide development incentives for the construction of affordable housing.

Policy 3.7

Explore targeting new housing development opportunities in close proximity to high quality transit.

Objective 3.a: New Affordable Multi-Family Housing

Program: *Provide financial assistance to increase and expand the supply of affordable housing including the development of nine (9) townhomes (82nd x Crenshaw Blvd.) and five (5) townhomes (716-718 Beach Ave). Funding availability is advertised in several different ways. A notice of funding availability is published in local newspapers, Requests for Proposals (RFPs) are sent to an established mailing list, and information about upcoming RFPs is announced at community meetings. Funds must be used within five (5) years of allocation. Some of the federal, state, local and private financing programs and services that the City of Inglewood promotes and uses to foster the maintenance, development and availability of affordable housing units in the City of Inglewood are described further in the Appendix.*

Funding Source/Amount: HUD/HOME/Section 8 Homeownership, \$200,000/yr² to a CHDO

² 2012-2015 Consolidated Plan

Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 3.b: Monitor Existing Supply of Affordable Housing

Program: *Monitor the expiration date of income restricted housing and take action to prevent the conversion of any affordable units to market rate.*

Funding Source: General Fund
 Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 3.c: New Zoning Tools and Processes

Program: *Investigate new zoning tools and processes to increase affordable housing supply and improve availability of affordable housing as housing costs increase. Evaluate inclusionary zoning and other mechanisms for affordable housing, assign a City staff member as ombudsman for each affordable housing development, and other mechanisms to increase and encourage the supply of affordable housing. Adopt Density Bonus Ordinance.*

Funding Source: General Fund
 Responsible Agency: Planning Division
 Timeframe: Adopt density bonus by 3/2014. Complete additional research by 12/2014. Present to Planning Commission and City Council by 4/2015. Implement ombudsman by 4/2015 if deemed effective and practical.

Goal 4: Increase opportunities for homeownership.

Policy 4.1

Promote opportunities for affordable home ownership for city residents and workers in the city who are first time home buyers.

Objective 4.a: Section 8 Homeownership Program

Program: *Provides financial assistance for first time home buyers. Participants that qualify for Section 8 Housing Assistance Payments may apply the payments toward mortgage payments in lieu of rental payments. Participant interfaces with a realtor and the buyer as in a traditional purchase process. The participant is responsible for paying the down payment and securing a mortgage. There are currently seven (7) participants in this program. Housing has noted that one issue with this program is that the HAP does not factor in HOA fees, just the mortgage payment, and as a result it is often difficult for participants to cover all monthly payments over a prolonged period. Quantified objective is to close escrow on 20 homes, annually, and build up to ten (10) homes for program participants.*

Funding Source: HUD (Section 8)
 Responsible Agency: Housing Department
 Timeframe: 2013-2021

Objective 4.b: First Time Homebuyer Neighborhood Stabilization Program

Program: *Purchase of abandoned and foreclosed properties for rehabilitation and resale to eligible first time home buyers whose income does not exceed 120 percent (%) of Area Median Income. Once an approved buyer is selected, provide deferred silent second trust deed loans in amounts up to \$150,000, that are due upon sale of the property. Objective is to annually expend \$500,000 on foreclosed residential property purchases.*

Funding Source: CA Housing and Community Development Dept. (HCD)
Responsible Agency: Housing Department
Timeframe: Ongoing

Goal 5: Provide housing assistance and supportive services to extremely low-, very low-, low-, and moderate-income households and households with special needs.

Policy 5.1

Support rental assistance programs for lower income households and support mortgage assistance programs for lower income households.

Policy 5.2

Permanently transition Inglewood homeless individuals and families to permanent housing by matching housing and supportive services to the needs of priority homeless populations: Inglewood's chronically homeless; those whose last permanent address was in Inglewood; and members of Inglewood's workforce at risk of becoming homeless.

Policy 5.3

Relieve overcrowded housing conditions.

Policy 5.4

Apply for grant funding to financially support the development of housing for special need groups.

Objective 5.a: Section 8 Housing Assistance Program (HAP)

Program: *The Inglewood Housing Authority (IHA) administers a Section 8 rental assistance program in the City. Currently, the IHA is allocated 1,002 vouchers and administers an average of 568 port-ins from other housing authority jurisdictions. In addition, the City administers 500 units of senior housing developed under Section 8 new construction program. The Inglewood Housing Authority last accepted applications for its waiting list in July 2000 when it received approximately 5,000 applications. In March 2013, the 167 families that remained on the waitlist were issued vouchers to seek housing. Due to federal funding reductions in 2013, the IHA Section 8 waitlist is closed indefinitely.*

Funding Source/Amount: HUD (Section 8)/\$15 million
Responsible Agency: Housing Department
Timeframe: Ongoing

Objective 5.b: Tenant Based Rental Assistance (TBRA) Program

Program: *To provide case management and processing of landlord payments for monthly rental assistance and security deposits for seventy-five (75) extremely low-income senior citizens, permanently disabled residents, and honorably discharged veterans.*

Funding Source/Amount: HUD/\$30,000 per year¹ + \$737,100 (one time carryover)
 Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 5.c: Homelessness Solutions

Program: *Provide homeless services in the form of emergency shelter vouchers and case management services with a goal of permanently transitioning 80-120 individuals into permanent housing. Provide transitional housing to homeless individuals linked with case management, budgeting, employment services, job search assistance, interview preparation, computer skills, and transportation assistance.*

Funding Source/Amount: HUD (HEARTH Emergency Solutions Grant)/\$326,738
 Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 5.d: Family Self Sufficiency (FSS) Program

Program: *Connect HAP families with existing community services to achieve economic self-sufficiency to reduce the dependency of low income families on welfare assistance, voucher program assistance, public assistance, or any federal, state or local rent or homeownership program. Under this program an escrow account is set up for each participating family. When the family earns a monthly income above the amount they earned when initially starting the HAP program, that surplus income is deposited into the escrow account. By doing so, they can maintain their current HAP subsidy amount instead of having it reduced due to higher income levels. At the same time, the additional income is saved in the account. Funds can be withdrawn when the family has not received welfare aid for a twelve (12) consecutive month period. Currently eight (8) families are enrolled in the program and twenty-two (22) additional families in the enrollment process are anticipated to participate in the FSS program. After all interested families are enrolled, a workshop will be held to solicit interest from additional participants. Objective is to increase total number participating to 100 families.*

Funding Source: HUD
 Responsible Agency: Housing Department
 Timeframe: Ongoing

Objective 5.e: Veterans Affairs Supportive Housing (VASH)

Program: *Administer existing VASH participants and accommodate new participants who wish to port-in to Inglewood. The City currently administers seventy-three (73) port-ins from the City of Los Angeles and Los Angeles County.*

Funding Source: VASH

3 | Housing Goals and Objectives

Responsible Agency: Housing Department
Timeframe: Ongoing

Objective 5.f: Housing Grant Application Working Group

Program: *Through coordination between Planning, Housing, Police, and Code Enforcement, identify the greatest housing needs in the community and direct grant application efforts towards meeting that need. Apply for one or more grants that will improve the condition or supply of special needs housing in the City.*

Funding Source: General Fund
Responsible Agency: Planning, Housing, Police, Code Enforcement
Timeframe: Ongoing

Objective 5.g: Developmentally Disabled Housing Outreach

Program: *Work with the Westside Regional Center (WRC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program may include the creation of an informal brochure.*

Quantified Objective: Improve communication to WRC
Funding Source: N/A, utilize existing resources
Responsible Agency: Planning, Housing
Timeframe: 2013-2021

Goal 6: Protect the rights of persons to obtain housing and provide assistance to those persons faced with displacement from their homes.

Policy 6.1

Encourage the community understanding of housing rights for both tenants and landlords.

Objective 6.a: Fair Housing Counseling

Program: *Provide information on tenant and landlord housing rights and ensure effective marketing of information availability. The City currently contracts with the Housing Rights Center who advertises their services in the Housing Department and on the City's cable access channel. Objective is to respond to 500 fair housing inquiries, annually.*

Funding Source/Amount: HUD/\$57,300 per year¹
Responsible Agency: Housing Department
Timeframe: Ongoing

Goal 7: Encourage Energy Efficiency and Greenhouse Gas Reductions.

Policy 7.1

Facilitate residential energy efficient construction and upgrades.

Policy 7.2

Encourage the use of alternative energy sources

Policy 7.3

Encourage the development or rehabilitation of housing that eases use of alternative modes of transportation.

Objective 7.a: Promote Transit Oriented Development

Program: *Modify the zoning code to encourage transit oriented development surrounding existing and planned light rail stations and potentially other high quality transit nodes. This may include consideration of higher allowable residential densities and mixed use development.*

Funding Source: Metro grant (already awarded)
 Responsible Agency: City Administration and Planning Division
 Timeframe: 12/2015

Objective 7.b: Online City Permits/Services

Program: *Establish online permitting system for select building and planning permits as well as a virtual green building center. Continue to make new Planning applications and documents available online.*

Funding Source: Southern California Edison grant (Online permits) and General Fund or Grant funding
 Responsible Agency: Building and Planning Divisions
 Timeframe: 2013-2021

Objective 7.c: Residential Energy/Water Efficiency and Renewable Energy

Program: *Establish a virtual green building center to serve as a central repository for all available green building rebates and incentives. Develop informational handouts on passive solar design and other relevant topics to encourage energy and water efficiency. Establish cost neutral incentives the City can offer for energy efficient construction and/or renewable energy systems. Apply for grant funding to fund a residential weatherization program. Identify utility and/or non-profit partnerships to facilitate energy efficient building upgrades. Make information available in Spanish.*

Funding Source: General Fund, Grants, HOME/CDBG
 Responsible Agency: Building, Planning, Housing
 Timeframe: 2013-2021

3 | Housing Goals and Objectives

Figure 3- 1: Quantified Objectives (2013-2021)

Income Category	New Construction 2013-2021	Rehabilitation 2013-2021	Conservation 2013-2021
Very Low 0-50% of AMI RHNA= 250 units	250 units	205 units-HOME Rehab and lead abatement	1,002 Section 8 vouchers (annually) 4,000 Units-RSI home sound insulation 58,664 Units-Weed, Debris, and Graffiti abatement 12,000 Property inspections (Code Enforcement)
Low 51-80% of AMI RHNA= 150 units	150 units	136 units-HOME Rehab and lead abatement	2,405 Section 8 vouchers 2,640 Units-RSI home sound insulation 39,112 Units-Weed, Debris, and Graffiti abatement 85Units-First time homebuyers 12,000 Property inspections (Code Enforcement)
Moderate 80-120% of AMI RHNA= 167 units	167 units		85 Units-First time homebuyers 1,360 Units-RSI home sound insulation 19,552 Units-Weed, Debris, and Graffiti abatement 12,000 Property inspections (Code Enforcement)
Upper over 120% of AMI RHNA= 446 units	446 units		12,000 Property inspections (Code Enforcement)
Total RHNA Units= 1,013			

REVIEW OF 2008-2014 HOUSING ELEMENT PERFORMANCE

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
OBJECTIVE 1: Promote the maintenance, rehabilitation, and modernization of the existing housing stock. Through public awareness, grants, loans, rebates, and code enforcement, the housing stock can be well maintained for future years.					
Property Maintenance	Weed, debris, waste, graffiti abatement and inspections for up to 13,890 units.	Inspected 13,890 units	2010-2011: \$204,735	Code Enforcement	Continue Program as Code Enforcement and Graffiti Abatement
Lead Based Paint Abatement	Lead based paint removal and awareness.		2010-2011: \$800K HOME	CDBG	Continue Program as Rehab Affordable Multi-Family, Senior Owner Occupied, and Developmentally Disabled Housing
OBJECTIVE 2: To promote the beautification and security of residential neighborhoods through community involvement, public awareness, and financial assistance.					
Neighborhood Watch	Public Safety through community anti-crime policing efforts, block watch groups.	Continued support of N.W.	2009-2010: \$75K one time	Police Department	Continue Program
Graffiti Abatement	Provide assistance for graffiti removal	2007-2008: 28,122 public and private sites cleaned of graffiti	General Fund	Code Enforcement	Continue Program
OBJECTIVE 3: To meet the increasing demand for affordable housing for low and moderate-income persons.					

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
Section 8 Rental Assistance	Provide rent subsidies for low and moderate income tenants including seniors, disabled, alcohol/drug abuse residents, large families, and single-female headed households.	2007-2012: Annual average of 951 vouchers and 568 port-ins	\$8.5 million annually	Housing	Continue Program as Section 8 Housing Assistance Program (HAP)
New Housing Units	Provide lower cost housing for low and moderate income families.	Market Park Apartments (5 HOME assisted units); US Vets Westside (196 units)	2010-2011: \$1.3 million + RDA funds	CDBG and Successor Agency	Continue Program as New Affordable Multi-Family Housing
Manufactured Housing	Encourage alternative types of housing.	Modular construction continues to be permitted by right.	n/a	Planning	Discontinue Active Program; modular construction will continue to be permitted by right
Self Sufficiency Program	Provide affordable housing opportunities concurrent with technical, financial, and supportive services.	Annual average of 8 assisted	ESG, Housing Rights, Section 8	Housing	Continue Program as Family Self Sufficiency (FSS) Program
Home Ownership Program-First Time Homebuyer	Provide down payment loans to low income families.	6 first-time home buyers	Successor Agency	Housing	Discontinue Program-no funding available
Mortgage Credit Certificate Program	Encourage first-time homebuyers use of federal income tax credits		n/a, information only	Housing	Discontinue Program

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
Public Private Financing	Disseminate information about available funding sources for new and rehabilitated housing funds. Publish funding opportunities with applicable deadlines on City's website; publish hard copy of the same list and make readily available to the public in the Housing, CDBG, and Planning Divisions. CDBG funding availability advertised in local newspapers, notices mailed to established mailing list, announcements made re upcoming RFPs during community meetings.	Information published	n/a, information only	Planning, CDBG	Continue Program as part of New Affordable Multi-Family Housing and Housing Rehab Programs
List of Vacant Land	Compile a list of residential underutilized or vacant properties and non-residential vacant properties for consideration by affordable housing developers in proposing a PAD. Compile lists and disseminate to potential affordable housing developers online and hard copy within 3 months of Housing Element adoption.	List publicized on City website in Housing Element	No additional funding	Planning	Publicize list on the City's website by 3/2014.
Incentive Program	Adopt a program in conjunction with a density bonus ordinance to provide incentives for the development of housing for various income groups and the extremely low income in particular. Adopt incentive program within one year of Housing Element adoption.	Expected adoption of ordinance: 12/2013	No additional funding	Planning	Expected adoption 2/2014
OBJECTIVE 4: To ensure that housing in the City adequately addresses the special physical requirements and economic needs of the handicapped, elderly, and homeless.					
Emergency Shelter Grants	Temporary shelter, case management, referrals for individuals/ families at risk of becoming homeless. Provide temporary Shelter, case management and referral services for 774 very low to moderate income families	2007-2012: Provided 2,531 bed nights and supportive services	Approximately \$98K ESG, annually	CDBG	Continue Program as Homeless Solutions

3-14 Inglewood Housing Element 2013-2021	Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
	Disabled Housing	Provide housing and supportive services for developmentally disabled and other handicapped residents.	Allocated \$300K to rehab a 4-unit building for developmentally disabled adults	\$300K	CDBG	Continue Program as Rehabilitate Homes to Accommodate Individuals with Developmental Disabilities
	Emergency Shelter Zone Identification	Amend zoning code to identify at least one zone where emergency shelters are permitted by right without a discretionary approval.	Expected adoption of ordinance: 12/2013	No additional funding.	Planning	Program Completed (12/2013)
	Transitional/ Supportive Housing	Amend zoning code to clarify that transitional housing for 6 or fewer persons and non-group transitional housing for 6 or more persons are considered residential uses and subject to the same restrictions and permit processes as other residential uses.	Expected adoption of ordinance: 12/2013	No additional funding.	Planning	Program Completed (12/2013)
	Tenant Based Rental Assistance	Provide support in the form of security deposits and/or monthly rental subsidies to those at risk of becoming homeless or recently homeless.	2010-2011: 71 units 2011-2012: 71 units	2010-2012: \$885K to 67 hhlds, 61 ELI, 6 LI; 27 senior, 33 perm. Disabled, 7 vets	CDBG	Continue Program
	Homelessness Prevention and Rapid Re-housing	Provide up to 6 months of rental arrearages and up to 12 months rental assistance, onetime payment of utility bills that had been disconnected, emergency shelter for families and individuals.		2010-2011 \$918,344, GF \$46,258	CDBG	End program: Funding only available 2010-2011 through Federal Stimulus
	Extremely Low-Income Housing	Encourage the provision of adequate amounts of extremely low-income housing.	Due to recent substantial cuts in HOME funds	No additional funding.	Planning and CDBG	Continue program as New Zoning Tools and

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
		and dissolution of RDA, City has limited ability to finance new housing.			Processes & New Affordable Multi-Family Housing
Alcohol/Drug Abuse Treatment	Coordinate referrals to substance abuse treatment programs.		No additional funding		Continue program as Homeless Solutions
Senior Citizen Accessory Ordinance	Monitor effects of ordinance and explain provisions to senior residents.	Ongoing monitoring conducted.	No additional funding	Planning	Discontinue active program; ordinance will remain in effect under the zoning code.
Reasonable Accommodation Code Amendment	Amend the code to update the definition of 'family' to comply with fair housing laws. Evaluate current process for any further revisions needed.	Definition of family modified, processed seven (7) reasonable accommodation requests.	No additional funding	Planning	Program Completed (10/2013)
OBJECTIVE 5: To relieve overcrowded housing conditions through the efficient use of underutilized land, rent subsidies, promoting the construction of additional housing, and revising zoning standards.					
Code Review	Review code provisions for miscellaneous updates needed regarding housing and other subjects.	One (1) miscellaneous amendment completed in 2009.	No additional funding.	Planning	Continue program
Overcrowding Services	Address overcrowding and lack of available housing by assisting developers with identifying potential development sites and prioritize funding for larger units and/or units with more	53 (35 market rate+ 18 affordable) new 3-bedroom units	No additional funding.	Planning and CDBG	Continue program as New Affordable Multi-Family

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
	bedrooms.	developed or approved for development			Housing
Further coordination between Planning and CDBG	Further coordination with CDBG specifically to identify most pressing housing needs when prioritizing funding as well as through permitting and development.	Ongoing housing grant coordination meetings held to facilitate coordination.	No additional funding.	Planning and CDBG	Continue program as Housing Grant Application Working Group
OBJECTIVE 6: To protect the rights of persons to obtain housing and to provide assistance to those persons faced with displacement from their homes. Through financial assistance and a housing relocation service, the City can be effective in minimizing any hardship resulting from displacement and relocation, while a strict adherence to a fair housing policy prohibits housing discrimination.					
Fair Housing Services	Promote housing rights of tenants and landlords.	2007-2012: Annual average of 638 people assisted	2010-2011: \$57.3K,	CDBG	Continue Program as Fair Housing Counseling
Fair Housing Publicity	Publicize Housing Rights Center information in additional locations including broadcast on the City's public access channel.	Information published on cable channel and throughout City Hall	No additional funding.	CDBG	Program completed
OBJECTIVE 7: To reduce the adverse impact of aircraft noise in residential areas.					
Residential Sound Insulation	Reduce impact of aircraft noise on residents.	2007-2012: 3,176 homes insulated	2010-2011: \$10 mill (440 homes)	RSI	Continue Program
OBJECTIVE 8: To create and amend zoning standards to stimulate new residential development.					
Zoning Regulations	Offer assistance and programs to allow minor modifications, vested structure reviews, density bonuses, and other program incentives to assist low income and moderate income households	On residential properties: 11 variances 20 adjustments 54 vested structure	No additional funding.	Planning	Discontinue Active Program; zoning regulations to remain in place and will be

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
		reviews 9 minor mods.			summarized in incentives section.
Live-Work Code Amendment	Amend code to allow live-work units in some commercial areas of the City where not already allowed.	Ongoing dialogue with community and public hearings.	No additional funding	Planning	Amend code by 12/2014
E-Government Services	Provide online applications, forms, and critical documents.	Developed master land use application, made available online along with general plan and application forms.	No additional funding.	Planning	Continue to make pertinent applications, documents, and maps available online including land use map and zoning map.
Density Bonus Ordinance for Affordable Housing	A density bonus program that complies with state requirements and incentivizes the provision of affordable housing.	Adopted density bonus ordinance	No additional funding	Planning	Expected adoption 2/2014
OBJECTIVE 9: To create sites for housing and to assist in their development.					
New Development Sites/ List of Vacant Land	Evaluate new development sites and encourage PAD housing developments. Within 6 months of element adoption: Create list of potential sites, contact relevant property owners, and publicize site list along with underutilized/vacant site list.	List posted online in Housing Element	No additional funding	Planning	Discontinue program
Energy Conservation	Encourage increased efficiency design and uses in housing units.	Began publicizing available rebate and incentive programs.	No additional funding.	Planning and Building	Continue program as Residential Energy/Water Efficiency and Renewable

Program	2008-2014 Objective	2008-2014 Accomplishment	2008-2014 Funding Amount	Responsible Agency	Future Policies/ Actions
					Energy
Energy and Climate Action Plan (ECAP)	Develop policies and programs to facilitate energy savings throughout the City in the residential and all other sectors	ECAP adopted, 3/2013	\$120,000 EECDB Grant	Planning	Program completed
Energy/Water Efficiency Rebate Repository	Develop a central location for all rebate information (online and in print at the public counter)	In progress	No additional funding	Building	Continue
Housing Conservation	Provide greater coordination regarding decent and affordable housing and preserve the existing housing stock	In progress	No additional funding	Various	Continue program as Monitor Existing Supply of Affordable Housing
Solar Panel Installation	Facilitate an 'Over the Counter' Site Plan Review to facilitate a faster review period for solar panel projects.	Expedited solar review process in practice.	No additional funding	Planning	Program completed

4 | POTENTIAL HOUSING CONSTRAINTS

INTRODUCTION

It is important to the City that an adequate amount of quality, affordable housing be available for City residents, there are a number of factors that can encourage or constrain the development, maintenance, and upgrading of housing units. These can include governmental regulations, market constraints and incentives. This chapter discusses potential constraints on the development of housing and the actions the City takes to mitigate constraints where needed and where possible.

POTENTIAL NONGOVERNMENTAL CONSTRAINTS

State law requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

Land Availability

Inglewood is a fully developed city that lacks large undeveloped properties to accommodate new residential subdivisions, with the exception of the 238-acre Hollywood Park Tomorrow site. In addition, there is no abutting vacant land that the City could potentially annex for residential purposes. All new residential development will likely occur on the few vacant lots scattered throughout existing residential neighborhoods or on underutilized residential properties. Infill will most likely occur in the City's higher density residential zones where, typically, older single-family residences will be replaced with multiple-unit apartments or condominiums.

Vacant and underutilized sites have been documented in Appendix G. Underutilized sites have been identified as sites that are built at less than fifty percent (50%) of the density permitted by right or sites that are built out but are known to have been vacant/abandoned for the past twelve months.

Hollywood Park Tomorrow

Of these sites, the largest is Hollywood Park Tomorrow (238 acres) located at 1050 South Prairie Avenue; the location of the former Hollywood Park Equestrian Racetrack. The last race was held at the racetrack in December 2013. The site was previously zoned Commercial-Recreational (C-R). In 2009, the Hollywood Park Specific Plan was approved for the property which allows a variety of land uses and has been planned to include the following:

4 | Potential Housing Constraints

Residential:	2,995 units including a range of housing types
Commercial Retail:	620,000 square feet
Commercial Office:	75,000 square feet of office
Special Event Space:	300-room hotel, 20,000 square feet of meeting space
Commercial Recreation:	120,000 square foot casino
Civic Space:	Four (4) acres for a community oriented use
Open Space:	25 acres

Demolition of all improvements and structures currently on the property is expected to begin in 2014. Development of the Plan is programmed in three primary phases: Phase I includes development of the mixed-use/commercial component and a portion of Lake Park; Phase II consists of a combination of the single-family and townhome housing units and Arroyo Park, and Phase III consists of the remainder of the single-family, townhomes, and open space.

Village Specific Plan

The Village Specific Plan was adopted in 1998. The Village Specific Plan called for the revitalization of an area of the City that had been plagued by housing deterioration, business closures, excessive aircraft noise exposure and high crime rates. The Plan called for the redevelopment of commercial uses, open space, and approximately 528 residential units that were fully noise insulated. Following adoption of the plan, the commercial development was completed by 2005. The residential portion was not completed at that time.

Development Financing

Interest rate considerations, in addition to the costs of building materials, labor and land, have impacted housing starts in many communities, including Inglewood. Also, since the passage of "Proposition 13" in 1978, property taxes were lowered throughout California and thereby greatly reduced the costs of maintaining housing for most property owners. This situation may discourage the resale of some properties and therefore restrict some investment in real estate necessary for creating new housing units. Resolution of these conditions can only occur at the state or national level.

Presently, interest rates in the Inglewood area are competitive with interest rates in the surrounding communities. Also, the availability of financing in the Inglewood area compares favorably with the surrounding cities. Therefore, the City of Inglewood is not impacted by these factors any more or less than the surrounding communities.

The availability of financing affects an individual's ability to acquire or make improvements to a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of a loan application by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market-rate or through governmental assistance.

The following table summarizes the number of loan approvals, denials and incomplete or withdrawn applications for the City of Inglewood. Applications at all income levels have a similar rate of approval.

Table 4- 1: Disposition of Loan Applications by Income Level of Inglewood Census Tracts

Tract	Tract Income Level	Home Purchase Loans				Home Improvement Loans			
		Total Loans	Orig. (%)	Denied (%)	Other (%)	Total	Orig. (%)	Denied (%)	Other (%)
6005.01	Above Mod	29	58%	17%	24%	6	17%	67%	17%
6005.02	Moderate	25	48%	32%	20%	11	27%	72%	0%
6006.01	Moderate	39	54	13	33	3	3%		
6006.02	Very Low	5	60	20	20	0	--	--	--
6007.02	Moderate	73	58	23	19	5	0	60	40
6007.03	Above Mod	50	54	20	26	3	33	67	0
6007.04	Moderate	27	56	37	7	0	--	--	--
6008.01	Moderate	58	60	19	21	5	80	20	0
6008.02	Moderate	22	73	9	18	6	33	50	17
6009.02	Low	41	66	23	11	5	0	100	0
6009.11	Moderate	39	62	13	25	2	0	50	50
6009.12	Low	37	73	11	16	2	50	50	0
6010.01	Moderate	10	90	0	10	1	100	0	0
6010.02	Low	46	41	20	39	1	0	100	0
6011.00	Low	7	57	0	43	1	100	0	0
6012.02	Moderate	21	62	14	76	2	50	0	50
6012.11	Low	11	55	27	18	2	0	100	0
6012.12	Low	24	42	17	41	1	0	100	0
6013.01	Above Mod	23	57	26	17	2	50	50	0
6013.02	Low	60	50	12	38	3	0	0	100
6013.03	Low	32	44	22	34	0	--	--	--
6014.01	Low	31	48	39	13	7	14	29	57
6014.02	Moderate	24	58	25	17	4	25	25	50
6015.01*	Very Low	11	45	55	0	1	0	100	0
6018.01*	Low	20	55	15	30	1	0	100	0
6019.00	Low	27	56	19	25	2	50	0	50
6020.03	Low	22	46	9	45	0	--	--	--
6020.04	Moderate	37	49	22	29	7	29	43	28
City Total		851	56%	20%	24%	83	25%	51%	23%

Source: Federal Financial Institutions Examination Council-HMDA 2011 data

Land and Construction Costs

According to the former Inglewood Economic Development Division, residentially-zoned land in Inglewood ranges from \$85 per square-foot to \$280 per-square-foot depending on the size of lots in an area and several other factors including but not limited to the quality of the neighborhood, property zoning and the degree of noise-impact from overhead aircraft. The estimated average value for single family lots is about \$90-152 per-square-foot. The estimated average value for multiple family lots is \$100-172. The cost of vacant land would differ but due to the lack of vacant parcels, it is difficult to establish a range or reasonable value. Development sites are normally obtained through the acquisition of property that is already

4 | Potential Housing Constraints

improved, typically with one or two houses. According to the Inglewood Building and Safety Division, in addition to the increased purchase cost for such improvements, the removal of existing structures to prepare a site for new development may cost another nine to thirteen dollars per square-foot to demolish.

Land costs in Inglewood are reasonably competitive with neighboring communities and (in relative terms) do not cause constraints on the construction of new residential units. Land costs in some neighboring South Bay area cities range from values equivalent to those in Inglewood. However, areas such as Manhattan Beach, Redondo Beach and Torrance have property values that may exceed \$450 per square-foot in prestigious beach areas. Most South Bay communities are similar to Inglewood in that there is very little vacant land and most new residential development will occur as in-fill development on already improved but underutilized land.

In a regional context, land costs in Inglewood are higher than may be found in outlying areas of Los Angeles County, but minimal commuting time and commuting costs to major commercial and industrial centers offer some compensation for the resulting higher purchase or rental costs of housing in Inglewood (and all of the South Bay area). Construction costs cannot be considered a constraint on development in Inglewood as compared to all other communities in the Los Angeles urban area. The costs of labor and materials are not affected by jurisdictional boundaries.

Aircraft Noise

The southern and central areas of Inglewood are located immediately below the Los Angeles International Airport approach paths for incoming aircraft. As a result, portions of Inglewood are impacted by overhead jet aircraft noise. According to federal standards, areas that equal or exceed a Community Noise Equivalent Level (CNEL) of 65 decibels are deemed to be noise-impacted. This also includes

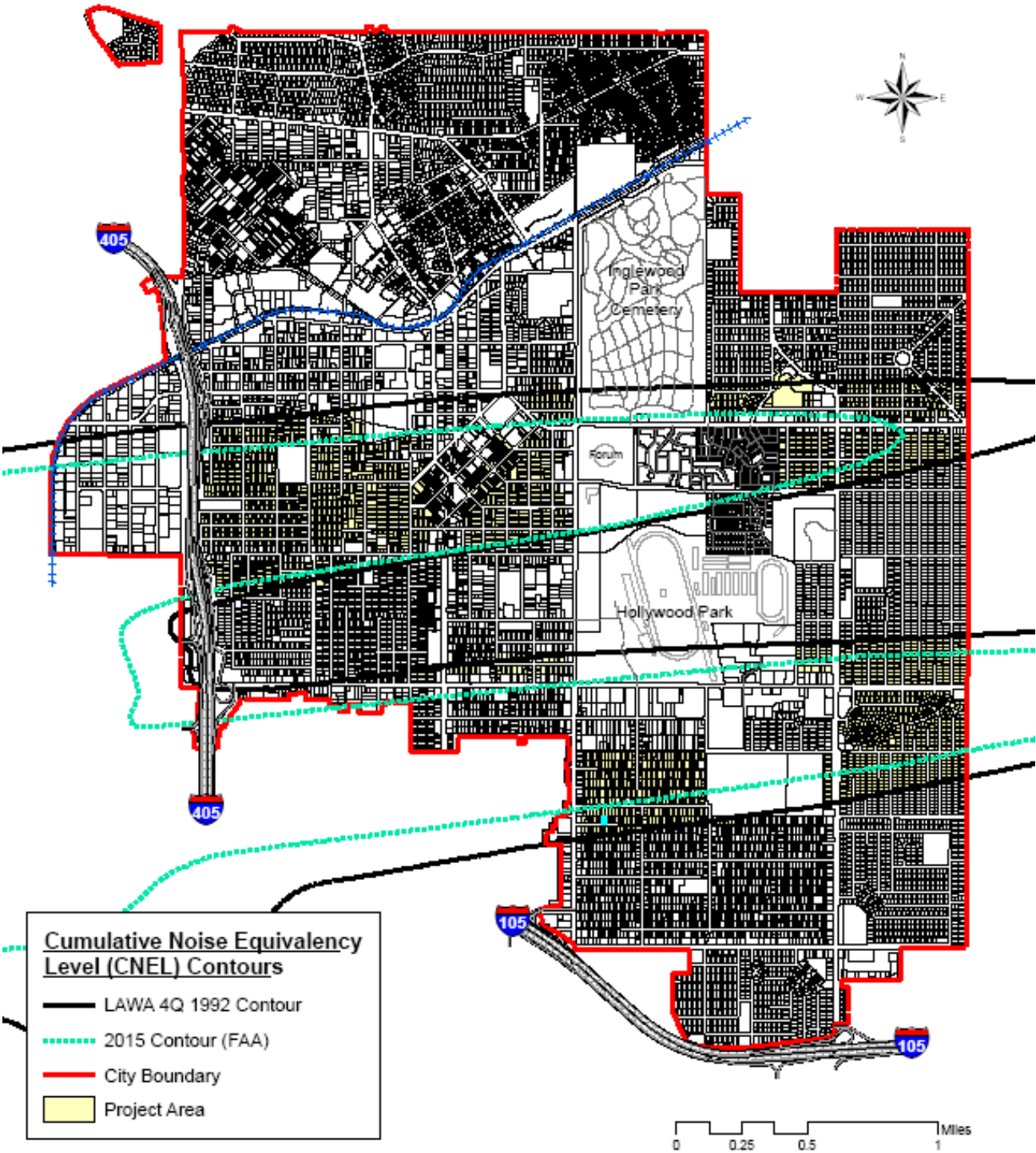
certain areas impacted by street traffic noise. Title 24 of the California Administrative Code requires that all new residential construction (except single family residences) located in such noise-impacted areas be sound-insulated to reduce the interior CNEL to 45 decibels. The Inglewood Building and Safety Division estimates that the additional materials to sound-insulate new residential structures result in increased construction costs of approximately five percent. However, much of the insulation necessary to satisfy the energy conservation standards will also provide sound insulation. Therefore, the actual increase in costs to sound-insulate will typically be approximately an additional one or two percent. One constraint on new construction is that HUD cannot fund new residential construction in noise-impacted



Figure 4- 1: Aircraft descending toward LAX Airport (1/2014)

areas. The following table identifies the location of the LAX noise contour from jet activity that affects major areas of Inglewood.

Figure 4- 2: Aircraft Noise Contours (Los Angeles World Airport)



Noise is also a major constraint to the maintenance of the existing housing stock. According to the “Aircraft Noise Mitigation Plan” (June 30, 1998) close to 11,000 existing units are affected by high noise levels. Of these, approximately 2,319 units are proposed to be acquired and demolished in specifically designated Redevelopment Project Areas. The remaining approximately 8,700 units are potentially eligible for noise insulation retrofitting. Conservatively, total noise-insulation costs are estimated to be \$34,279 for single-family homes (\$43,500 with air conditioning) and \$26,534 per unit for multiple-family complexes (\$35,500 with air conditioning). By the year 2000, the City had insulated 827 units. During 2001-2003, 726 units were noise-insulated. The City filed a lawsuit against LAWA regarding aspects of its proposed expansion plans. It caused a cessation of funding and placed the program on hold until the lawsuit was resolved. Grant funding began flowing in again in late 2006. As a result, only 885 units were insulated between 2004 and 2006. During 2007 and 2008, there were 1,113 units insulated or in design stages waiting for insulation to be installed. An additional 5,129 or more units remain inside the noise contour and eligible for sound insulation. The program has experienced an approximately 80% participation rate. If that participation rate holds the City will require approximately \$176.4 million in total funding to insulate the remaining 5,129 units.

Seismic and Geological Hazards

The City of Inglewood is located within the Los Angeles basin on the alluvial-filled Torrance Plain between two, low anti-clinal hills: the Baldwin Hills to the north and the Rosecrans Hills to the east and south. Generally, surface soils throughout the City are underlain by soils associated with Pleistocene-age Lakewood Formation. These soils are characterized by abundant secondary clay, blocky to prismatic structure, and reddish brown colors. Geologic hazards related to soil and geologic conditions include erosion, landslides, expansive soils (subject to shrink and swell behavior), weak soils (subject to failure) and land subsidence affect the entire City has been mapped as situated along the Newport-Inglewood fault zone (the Townsite and Potrero strands). The City of Inglewood does not suffer from extreme variations in soils expansiveness. The soil characteristics that contain heavy clay mean that the City is not subject to soils subject to liquefaction during an earthquake. The Soils and Geologic policies contained in the Inglewood Safety Element stress the need for identification and awareness of soil contamination and geologic hazards in the planning and development of the future urbanization of the City. Housing development should generally not be constructed in a “No Build” Setback Zone or within a Fault Trenching Study Area. During 2000-2007, a detailed study of seismicity was required for some residential projects that were situated near a “No Build” Setback Zone. This review of potential impacts was done in conjunction with the development review process in order to identify and assess site-specific conditions. Geotechnical investigations are generally required to be performed prior to site development.

Schools

The City of Inglewood is served by ten elementary, four kindergarten through eighth grade, two middle, two high schools and three small schools that provide continuation and adult education

operated by the Inglewood Unified School District (IUSD). According to the IUSD, there is a total of 10,527 elementary school, 2,698 middle school and 4,798 high school seats available to serve Inglewood residents.

According to the Inglewood Unified School District's facilities Planning and Finance Analysis, most of the schools in Inglewood are operating below capacity. During the 2012-2013 school year there were 14,208 students enrolled with a total available capacity within the district of 19,176. Therefore, the district is operating at approximately 74 percent (%) of capacity. Using IUSD Student Generation factors, the 1,013 housing units established in the City's Regional Housing Needs Assessment (0.35 for K-6 students, 0.15 for grades 7-8 students and 0.20 for grades 9-12 students) would require 710 classroom seats.



Figure 4- 3: Inglewood Unified School District, est. 1953

California Government Code Section 65996 specifies an acceptable method of offsetting a project's effect on the adequacy of school facilities as the payment of a school impact fee prior to issuance of a building permit. California Government Code Sections 65995-65998, sets forth provisions for the payment of school impact fees by new development as the exclusive means of "considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property." [§65996(a)]. The legislation goes on to say that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under CEQA. [§65996(b)]. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code. The school impact fees and the school districts' methods of implementing measures specified by Government Code 65996 would partially offset project-related increases in student enrollment. The General Plan contains policies that support a system of open communication between the City, school districts and the development community in order to coordinate the activities of each to achieve the highest quality of education for all public school students. The City continues to encourage school districts and developers to engage in early discussions on proposed development projects in the City.

Water

Water supply is assumed to be in place or will be constructed as needed to sufficiently serve the additional housing units anticipated for the 2008-2014 planning period. As of December 2008, water supply for Inglewood is currently provided by the Metropolitan Water Company or

Golden State Water Company. A water supply analysis will be conducted as part of the Inglewood General Plan Update. The water companies are also required to perform periodic assessments as part of the CEQA environmental review for individual development projects. In addition, the Los Angeles County Regional Water Quality Control District, through the 2005 Urban Water Management Plan, has prepared macro-level forecasts of water supply and demand in Los Angeles County through the year 2030. These studies indicate that water supply is adequate for the anticipated growth and development of the City. In addition, since the adoption of Senate Bill 610 (2001), all projects that demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling-unit project have been referred to the local water suppliers for a water supply assessment. This process is intended to confirm that an adequate water supply is available to accommodate current development as well as future anticipated development consistent with the City's General Plan. The City also implements water conservation and water recycling programs to maintain a reliable, sustainable and drought-proof supply of water to the City. In summary, the current water supply is expected to accommodate growth according to the City's current General Plan through 2020 and does not pose a constraint to residential development.

Inglewood Efforts to Address Nongovernmental Constraints

The City of Inglewood makes an effort to aid in the production and maintenance of affordable housing. These efforts are primarily in the form of financing assistance and include: deferred loans and residual receipts loans. The former Redevelopment Agency previously offered additional financing assistance including: site acquisition, pre/direct development costs, permanent financing, 2nd Trust Deeds, piggy-back grants, and grants for remediation.

POTENTIAL GOVERNMENTAL CONSTRAINTS

State law requires an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. To obtain valuable feedback on potential governmental constraints, in February 2013 the Planning Division held a roundtable discussion of affordable and for-profit housing developers that have developed or rehabilitated housing in the City recently. Staff led the group in a discussion on previous City successes and areas for improvement in the processing and construction of their respective developments. The developers indicated the following successes and areas for improvement:

Success

Staff accessibility

Phasing plan development

Area for Improvement

Timeline for Entitlement review and inspection process= increased carrying costs

Consistency of staff assigned

Coordination between departments

In order to address the majority of the issues cited by affordable housing developers, the City proposes to assign a City staff member as ombudsman for each affordable housing

development project. The ombudsman would be assigned for the extent of the approval/permitting process and would serve as a liaison between the developer and reviewing City staff to better ensure a smooth review process.

Development Regulations

Zoning Code

The zoning regulations in Inglewood are intended to regulate the quality of housing and to assure a balanced diversity of housing types. Inglewood's zoning standards generally are not considered to be restrictive. The maximum density permitted in the City's most common multiple-family zone, R-3, is often not fully utilized by developers. The City's lowest density zone, R-1 requires a minimum of five thousand square feet of lot area for a single-family residence. Building setbacks and height limitations are comparable to the requirements of neighboring communities. Residential units require the same amount of parking (2 fully enclosed spaces) regardless of the unit size or number of bedrooms.

The zoning classifications of land in Inglewood do not preclude developers from constructing additional housing units. Unlike many cities that are predominantly zoned for single-family dwellings and thereby exclude or limit multiple-unit structures, Inglewood's R-1 (One-family) zoned properties constitute only about 43 percent of all residentially-zoned land (about 1,100 acres). The remaining 57 percent (about 1,450 acres) permits two or more dwelling units per lot, and the great majority of these properties have not yet been fully utilized to provide additional housing units.

The Land Use Element of the Inglewood General Plan establishes policies, goals and objectives that allow a range of housing types in the City of Inglewood. The City's Zoning Code contains development standards for the various zoning designations. As shown in the following table, the Zoning Code has ten (10) zones that allow residential development. All ten allow single-family housing and seven (7) of the zoning designations allow multiple-family housing.

4 | Potential Housing Constraints

Table 4- 2: Residential Zoning Designation

Zoning Designation	Density (Units per acre, unless otherwise specified)	Residential Type(s)
R-1 (One-Family)	1 per lot	Single-family
R-1Z (One-Family/Zero Lot Line)	1 per lot	Single-family
R-1½ (Limited Two-Family)	8	Single-family, duplex
R-2 (Limited Multiple-Family)	14	Single-family, duplex, multiple-family
R-2A (Limited Multiple-Family)	11	Single-family, duplex, multiple-family
R-3 (Multiple-Family)	39	Single-family, duplex, multiple family
R-4 (Multiple-Family)	54	Single-family, duplex, multiple-family
R-M (Residential and Medical)	39	Single-family, duplex, multiple-family
Hollywood Park Specific Plan (HPSP)	15-84	Single-family, duplex, multiple-family
C-1 (Limited Commercial)	43	As a part of a mixed use development: single-family, duplex, multiple-family

The Inglewood Municipal Code requires a minimum of 6,000 square feet of lot area for the creation of new residential lots. However, under certain circumstances the Municipal Code does allow a minimum residential lot size of 5,000 square feet. Additionally, the percentage of land designated for residential development per the General Plan and the various residential zones is approximately 50 percent (50%) which exceeds the national average of 39.5 percent (39.5%). The following table presents an overview of the City's residential development standards for each zone:

Table 4- 3: Residential Development Standards

Zone	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Height Requirement (feet)
R-1	25	5	25	35
R-1Z	20	0 and 10	16	35
R-1½	25	5	25	20
R-2/R-2A	20	5	25	35
R-3/P-1	20	7 to 10	20	40
R-4	15	7 to 10	15	52 to 75
R-M	20	7 to 10	20	75
HPSP	Varies, generally 5 to 10	5	5	75
C-1	As needed for landscaped buffer	Corner Side: As needed for landscaped buffer Interior Side: 10	15	Minimum three (3) stories, no maximum.

Source: Inglewood Municipal Code

Parking Requirements: The parking requirement for residential dwelling units is two fully enclosed parking spaces for all unit sizes, regardless of the number of bedrooms. A complete list of parking requirements is as follows:

Table 4- 4: Parking Requirement by Housing Unit Type

Unit Type	Parking Requirement
Dwelling Unit (0+ bedrooms)	<i>2 fully enclosed spaces per unit</i>
Dormitories, Fraternities, Sororities, Boarding Houses, Adult Group Housing	<i>2 enclosed plus 1 per guestroom (that can accommodate up to two beds)</i>
Senior Citizen Residential Facilities	<i>1.5 enclosed spaces per unit</i>
Convalescent Residential Facilities	<i>2 spaces plus 1 per 3 beds or 1 per 1.5 units, whichever is greater</i>
Residential Trailer Parks	<i>1 covered space per trailer pad plus 1 space per 2 units</i>
Visitor Parking	<i>For multi-unit developments with 6 or more units, 1 space per 3 units</i>

Source: Inglewood Municipal Code

The parking requirement effectively serves as an incentive to build larger multi-bedroom units which would in turn mitigate overcrowded conditions. Based on input from local non-profit developers, the parking requirements do not pose a significant burden or constraint on residential development projects. However, they did indicate that offering a parking reduction or flexibility in meeting certain parking requirements would be beneficial to include in the City's density bonus ordinance for affordable housing development.

Second Dwelling Units: In June 2004 the City Council of the City of Inglewood adopted Ordinance No. 04-12 to amend the Municipal Code to prohibit second dwelling units in the R-1, R-1Z and R-1½ zones. Consideration was given to the environmental impacts, regional cumulative effects and related issues associated with a proposed second-unit ordinance that would allow up to 6,493 detached second units in R-1, R-1Z and R-1½ zoned neighborhoods. Technical data was reviewed by the Council regarding thresholds, criteria and standards typically considered by local, regional and state agencies when reviewing environmental documents pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et. seq.,). The analysis and environmental assessment for second-unit ordinance considerations involved an examination of four different scenarios as follows:

The development of a maximum of 1,648 second units in the City of Inglewood

The development of a maximum of 3,247 second units in the City of Inglewood

The development of a maximum of 6,493 second units in the City of Inglewood

Prohibit development of second units for properties that are zoned R-1, R-1Z and R-1½.

The City Council adopted Ordinance No. 04-12 with seven (7) findings, based on a recommendation from the Planning Commission, and staff analysis and research presented in the matter.

Building Code

The City of Inglewood enforces all applicable provisions of the Uniform Building Code (UBC) for the construction, enlargement and demolition of housing. Inspections occur at various stages of development to ensure compliance with state and local requirements. The Building Division is responsible for the enforcement of all building related codes and ordinances to ensure the health, safety and welfare of existing residential buildings and new construction; and to safely secure life and property from hazards incident to the occupancy of residential buildings. The

4 | Potential Housing Constraints

Building Division enforces the following codes.

Table 4- 5: Construction Code Applicability to Housing

Construction Code	<i>Applicable Residential Type</i>
2013 California Building Code	<i>Single Family, Duplex, Multi-Family</i>
2013 Fire Code	<i>Single Family, Duplex, Multi-Family</i>
2013 California Plumbing Code	<i>Single Family, Duplex, Multi-Family</i>
2013 California Mechanical Code	<i>Single Family, Duplex, Multi-Family</i>
2013 California Electrical Code	<i>Single Family, Duplex, Multi-Family</i>
2013 California Energy Code	<i>Single Family, Duplex, Multi-Family</i>
1997 Uniform Housing Code	<i>Single Family, Duplex, Multi-Family</i>
<i>1997 Uniform Code for the Abatement of Dangerous Buildings</i>	<i>Single Family, Duplex, Multi-Family</i>
<i>Source: Inglewood Building Division (1/2014)</i>	

In addition to the above codes, the Building Division enforces local and regional fire and building and safety code regulations established for the region and the City of Inglewood.

The Building Division Inspection Section conducts inspections and has processes designed to investigate neighborhood blight and illegal residential construction. Their processes also ensure the proper development of safe and habitable residential dwelling units. The building and Safety Division conducts inspections and prepares residential presale reports. This process requires an inspection when there is a change of ownership of a residential building in the City. A residential pre-sale report must be filed by the current property owner. The presale report determines if the property contains uses that are consistent with the residential zoning and identifies observed structural, electrical, mechanical, or plumbing and other building violations. The prospective buyer is made aware of all issues related to the property. This process helps remove the uncertainty sometimes involved in purchasing a home and allows the prospective buyer more information that will aid him/her in making an informed decision for such a critical matter. The Planning Division provides the Building Division with the zoning information and information related to past discretionary actions issued for the property such as zone adjustments, variances, special use permits, etc.

The Building Division also has a Demolition/Board-Up Permit process. This permit is required for the demolition or long-term non-use of a structure. All building demolition is performed on a contractual basis, utilizing private certified and bonded demolition contractors. Residential buildings that are vacant, but structurally sound, are secured in the hope of preserving them for future rehabilitation and occupancy. The Building Division maintains a list of all demolished buildings in the City of Inglewood.

The Federal Fair Housing Act of 1998 and the Americans with Disabilities Act (ADA) are applied to all new construction in the City of Inglewood. These regulations codified within Title 24 apply to all new multiple-family developments with three or more units and in condominium developments with four or more units.

The Uniform Building Code provides regulations for designing buildings to withstand maximum probable earthquakes. Additionally, Inglewood is located astride the Newport-Inglewood Fault which requires most construction to comply with additional seismic design criteria in accordance with the Alquist-Priolo Special Studies Zone Act. The Inglewood Building and Safety Division estimates that the additional structural strengthening requirements for residential buildings results in increased construction costs of less than five percent. Single-family residences and additions not exceeding a fifty-percent increase in valuation are exempted from these provisions.

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an energy budget for new housing construction. The energy regulations mandate certain building and insulation requirements for new residential construction and these regulations are also applicable to additions to existing residences.

Local governments are responsible for enforcing energy conservation regulations. The Building and Safety Division is responsible for enforcing Title 24 regulations in Inglewood. Plans submitted by contractors and homeowners are reviewed for compliance with one of the following energy conservation alternatives:

Alternative 1: The passive solar approach that requires a significant amount of south-facing glazing, moderate-insulation levels and large areas of “thermal mass.”

Alternative 2: Installation of glazing with low coefficient of heat transfer and low coefficient of solar heat gain to reduce heat loss and heat gain loads.

Alternative 3: Requires higher levels of insulation than Alternative 1, but has little or no thermal mass or window orientation requirements.

Additional energy conservation measures that may be implemented in a residential construction project include:

Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, the power core, and garages along the north face;

Installing higher efficiency heating and cooling equipment; and

Designing air distribution duct systems attached to HVAC equipment to efficiently transfer heated or cooled air throughout the house.

Local utility providers offer energy conservation assistance programs to Inglewood residents. The Gas Company offers senior citizens and disabled persons reduced bills. Southern California Edison offers a variety of energy conservation services under the Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy conservation. In addition, Southern California Edison participates in the California Alternate Rates for Energy (CARE) program that provides a 15 percent discount on electrical bills for low-income customers.

4 | Potential Housing Constraints

There are alternative methods for builders to satisfy these regulations; therefore, the additional costs imposed upon new construction can vary greatly. (The City often requires that remodeled residences or condominium conversions be provided with attic insulation; these costs are relatively minor.) In most cases, the additional costs of conforming to these regulations are recouped within one or two decades by decreased utility bills. As energy costs continue to rise, the time period to recoup conservation investments may be substantially shorter. The facts that energy conservation measures eventually pay for themselves and that all jurisdictions in the state must comply with the same minimum regulations do not result in any apparent constraint on the construction of new housing in Inglewood.

In summary, Inglewood conforms to the standards of the Uniform Building Code. This Code is utilized throughout the State of California and therefore the enforcement of its regulations does not create any unique constraints on new construction or the rehabilitation of housing in Inglewood.

Application and Permit Processes

The following table identifies typical processing timelines for the most frequently received residential projects. Each application is discussed in further detail below

Table 4- 6: Typical Applications Required by Project Type

	Single Family Residence	Multi-Family Units in R zones	Multi-Family in non-R zone via PAD
	Site Plan Review	Site Plan Review	<i>PAD</i>
	Building Plan Check	Initial Study	<i>Site Plan Review</i>
		Tentative Parcel Map	<i>Initial Study</i>
		Final Parcel Map	<i>Tent. Parcel Map</i>
		Building Plan Check	<i>Final Parcel Map</i>
			<i>Building Plan Check</i>
<i>Estimated Total Processing Time</i>	<i>3-4 months</i>	<i>4 months</i>	<i>9 months</i>

Source: Planning and Building Department

Planning Process

The zoning code specifies whether a residential type is permitted or permitted with a Special Use Permit. Permitted residential uses are those that require only a ministerial Site Plan Review and a Special Use Permits is a discretionary review. The following table identifies the permit type required for each residential use in each residential zone. As indicated, multi-family developments in the R-2, 3, and 4 zones are permitted by right and do not require a discretionary review.

Table 4- 7: Permit Type Required for Residential Uses by Zone

Residential Use	R-1	R-2	R-3	R-4	R-M	P-1	C-1, 2, 3	M-1
Single Family	P	P	P	P	P	P	P	<i>P (caretaker)</i>
Multi- Family	NP	P	P	P	P		P	
Live-Work/Caretaker							P (L-W)	<i>P (caretaker)</i>
Residential Care <6p	P	P	P	P	P	P		
Residential Care >6p	SUP	SUP	SUP	SUP	SUP	SUP		
Emergency Shelter <6p	P	P	P	P	P	P	P (C-2)	<i>P</i>
Emergency Shelter >6p			SUP	SUP	SUP	SUP	SUP (C-2)	<i>P</i>
Manufactured Homes	P	P	P	P				
Mobile Homes								
Transitional Housing	P	P	P	P	P	P	P	<i>SUP**</i>
Supportive Housing	P	P	P	P	P	P	P	<i>NP</i>
Group Housing <6p	P	P	P	P	P	P	NP	<i>NP</i>
Group Housing >6p	SUP	SUP	SUP	SUP	SUP	SUP	NP	<i>NP</i>
<i>P=Permitted by Right SUP=Special Use Permit PAD=Planned Assembly Development</i> <i>*Artist Live/Work Studios are permitted in the C-1 zone in the downtown area</i> <i>**Transitional HSG allowed in M-1 zone ancillary to an adult education or military reserve.</i>								

The time required to process an application for residential development depends on the size of the proposed development, the projected environmental impacts of the project, and the number of approvals needed. The following table identifies the typical processing time for each application that a residential project could be subject to. All residential projects are not subject to all of these applications. In addition, the City allows the concurrent processing of tentative tract maps with the Site Plan Review, Special Use Permit, and Planned Assembly Developments. The City also allows final maps to be processed during construction, requiring only that the final map be recorded prior to issuance of the Certificate of Occupancy.

Table 4- 8: Permit Timeline and Approving Body

Type of Approval or Permit	Typical Processing Timeline	Approval Body
Site Plan Review	3-4 months	<i>City Staff</i>
Special Use Permit	3 months	<i>Planning Commission</i>
Planned Assembly Development	6-8 months	<i>Planning Commission</i>
Zone Adjustment	2 months	<i>Planning & Building Director</i>
Zone Variance	2 months	<i>Planning & Building Director</i>
Zone Change	5 months	<i>City Council</i>
General Plan Amendment	5 months	<i>City Council</i>
Tentative/Final Parcel Map	2 months/1 month	<i>City Staff</i>
Tentative/Final Tract Map	5 months/ 4 months	<i>City Council</i>
Negative Declaration	1-2 months	<i>Planning & Building Director, Planning Commission, or City Council</i>
<i>Environmental Impact Report</i>	<i>12-18 months</i>	<i>Planning Commission, or City Council</i>

Typically, the City will meet with an applicant for one or more pre-submittal consultations to ensure the conceptual plan will meet basic zoning requirements prior to the applicant finalizing their plans. The applicant is often recommended to speak with the Public Works Department,

4 | Potential Housing Constraints

Fire Department, utility companies, and any other relevant reviewing agencies prior to application submittal. After completing the pre-submittal consultation, the applicant will then submit any discretionary review applications first followed by a Site Plan Review application after obtaining discretionary approvals. After obtaining Site Plan Review, the project is reviewed by the Building Division for plan check and issuance of construction permits. As previously mentioned, the Building Division conducts plan check concurrent with Site Plan Review if requested by the applicant.

Due to the generally built out nature of the City, applicants proposing residential developments often now look for underutilized non-residentially zoned property for construction of Planned Assembly Developments.

The following discussion provides a more detailed description of the applications that affect residential/housing considerations and that are processed by the Planning Division.

Site Plan Review

The purpose of Site Plan Review (SPR), a ministerial process, is to assure that future development in the City of Inglewood will make a positive physical contribution to the community by enhancing or upgrading the built-environment of the City. While the provisions of the Zoning Code establishes certain minimum design standards, the exclusive application of only minimum standards may cumulatively result in development projects that fail to provide such enhancement or upgrading.

Therefore, the Site Plan Review procedure has been established to permit the additional consideration and application of optimum rather than minimum design standards, based on the individual needs and circumstances of each proposed development project, in addition to satisfying the intent and policies of each project site's respective zone. Site Plan Review considers on-site and off-site vehicular and pedestrian circulation; emergency accessibility; site layout and building orientation; architectural design and neighborhood compatibility; landscaping and related site improvements; parking accommodations; signs and other applicable design considerations.

A Site Plan Review is required for:

Any new structure that has a structural value that exceeds \$20,000.00; or

The value of any proposed enlargement, remodeling or alteration of any existing structure, or complex of structures, in any zone except R-1, R-1½, R-2 or R-2A that exceeds \$20,000.

The exceptions for enlargements, remodeling or alterations in the aforementioned zones serve as a housing-friendly mechanism to allow and encourage additional living area for existing residential uses. Additional living area fosters maintenance, rehabilitation and modernization of the existing housing stock in the City. Also, it helps address overcrowding considerations. Following submittal of a Site Plan Review application, the Planning Division routes a set of plans to the Los Angeles County Fire Department and the City of Inglewood Public Works Department for review and comment. The comments from both departments are incorporated along with

the Planning Division comments to ensure that the applicant is apprised early in the process of all applicable requirements. Upon re-submittal of corrected plans, the Planning Division will approve the plans.

Tract and Parcel Maps

Subdivisions in the City of Inglewood are handled in accordance with the Subdivision Map Act of the State of California. Per the City's subdivision regulations, a Subdivision Committee reviews parcel maps (four or fewer lots) and tract maps (five or more lots). The Committee, comprised of Planning, Building and Safety, Public Works, and the Los Angeles County Fire Department, determines if the proposed subdivision meets all applicable provisions of the law. Once the map complies with applicable laws, the committee issues a Notice of Map Approval for the tentative map. Subsequently, upon completion of the review of the final map, a Notice of Map Approval is issued for the final map. The typical review period for the maps is approximately six to eight weeks (total) for the tentative and final parcel map, as well as for the tentative and final tract map. However, tract maps are required to receive Planning Commission and City Council approval before final City approval is granted and before the map is submitted to the applicant for recordation with the Los Angeles County Recorder. The average timeline for tract maps is approximately three-to-four months. Since 2008, eleven (11) residential subdivision applications have been submitted.

Special Use Permit

Special uses are those uses of property, which may be allowed only if specifically authorized by approval pursuant to the Special Use Permit (SUP) provisions. Special uses are deemed to be those uses that possess unique or special characteristics or needs and that may adversely affect the occupants of the subject property or of neighboring properties or the general public unless restrictions, site improvements and/or other conditions are imposed upon the subject property or use so as to satisfactorily mitigate, eliminate or prevent their potential adverse effects.

In processing an SUP application, the staff prepares an objective report to the Planning Commission identifying and evaluating such variables as building orientation and size, traffic generation, noise, hours of operation, parking considerations, environmental assessments, aesthetics, landscaping, and overall compatibility of the proposed use with the neighboring properties.

The typical processing time for an SUP application will sometimes vary depending upon the complexity and magnitude of the proposal. However, it takes approximately two (2) months to process an SUP request from the date of submittal of a completed application to the Planning Commission public hearing. The Planning Commission's determination is final unless appealed to the City Council. If an SUP determination is appealed, the City Council's determination is final. New condominiums and condominium conversions are the typical residential uses processed under the SUP procedure. Additionally, as previously mentioned earlier in this Element, Planned Assembly Developments are processed under the SUP provisions. Lastly, group homes, convalescent facilities and similar congregate care facilities (exceeding six residents) are processed under the SUP provisions.

Once the special use permit application hearing date has been selected, a staff report is prepared that contains a description of the special use permit request, land use and zoning and provides a detailed analysis of the request. The staff report also considers the proposed use in relation to surrounding properties, and provides a staff recommendation to the Planning Commission. The Planning Commission may grant a Special Use Permit if it can make the required findings.

In granting a Special Use Permit, the Planning Commission or City Council may impose conditions, restrictions, and/or site improvement requirements to assure that the proposed use or development of the site shall continue to satisfy the findings required for the granting of the Special Use Permit.

Recommended conditions of approval are included as part of the staff report. Copies of the staff report are normally available four (4) to five (5) working days before the scheduled public hearing.

Zone Changes/General Plan Amendments/Zoning Code Text Changes

A zone change, general plan amendment or a text change to the Code can be initiated by an applicant, by motion of the Planning Commission or City council, or by the Community Development Director. The City of Inglewood continues to be open to considering new ways of increasing housing opportunities in the City.

Zone Adjustments

Whenever a strict interpretation of certain provisions specified in the Zoning Code would result in practical difficulties in the permitted use of property, the Director of Planning and Building (or Planning Commission on appeal) may grant an adjustment to permit a minor adjustment in certain specific situations including: reduction of residential side or rear yard setbacks, reduction in the distance between buildings on the same lot, one (1) foot increase in the height of walls or fences, and others. When the appropriate findings can be made, adjustments are granted and serve as a mechanism to foster additional living area for existing homes and for new residential units.

Variances

A variance to modify one or more zoning provisions of the Zoning code may be granted where it is alleged that practical difficulties, unnecessary hardships and consequences inconsistent with the purpose of the Code would result from the strict and literal interpretation and enforcement of certain zoning provisions. However, a variance cannot include an increase in the number of allowable residential units, the development of a non-permitted use, a waiver or reduction of any required fee, or a waiver or alteration of any zoning procedure for applications, hearings and the like. Furthermore, any variance that is granted is subject to such conditions as will assure that the modification thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Variances are rarely requested for residential purposes. When a request is made relative to residential property it is generally for an increase in the height of a fence that goes beyond what an adjustment would allow. Since 2008, eleven (11) residential variances have been requested.

Building Plan Check Process

The following tables list the typical building plan check processing timelines.

Table 4- 9: Building Plan Check Timelines

New Construction	Processing Time
Under \$100,000	6 weeks
\$500,000 and more	8 weeks
Additions/Alterations	
Under \$20,000	3 weeks
\$20,000 and more	4 weeks

Source: Building Division (2011)

Application and Permit Fees

The City of Inglewood reviews projects for compliance with zoning, building, electrical, plumbing and fire codes and also conducts on-site inspection of buildings under construction. Permit fees are charged to partially cover the cost of the review and inspection process as well as to provide public services and amenities to new households. The developers of new residential units typically pay fees to the Planning and Building Department, Public Works Department, Inglewood Unified School District, and Los Angeles County Sanitation District. The following is a listing of the fees that may be applied to new single and multiple family residential developments, more detailed construction permit information can be found in Appendix C:

Table 4-10: Typical Application Fees for Housing Development in Inglewood

Application Type	Single Family	Multi-Family
Site Plan Review	\$500 + 1% of the construction cost	\$500 + 1% of the construction cost
Variance	\$1,300	\$1,300
Zone Adjustment	\$500	\$500
Design Review	\$750	\$750
Tract Map	\$6,250 + \$160/lot; \$100/condo	\$6,250 + \$160/lot; \$100/condo
Parcel Map	\$2,600	\$2,600
CEQA-Categorical Exemption	\$175	\$175
CEQA-Initial Study, Neg. Dec	\$1,500	\$1,500
CEQA-Initial Study, MND	\$2,150	\$2,150
CEQA-Initial Study, EIR	\$5,424+consultant fees	\$5,424 + consultant fees
Building Plan Check/Permit	Based on valuation	Based on valuation
Energy Plan Check Fee	5% of Plan Check, maximum \$500	5% of Plan Check, maximum \$500
Strong Motion Instrumentation	0.01% of valuation	0.01% of valuation

4 | Potential Housing Constraints

Fee		
New Dwelling Unit Construction Tax	\$175/One bedroom unit, add \$50 for each additional bedroom	<i>\$175/One bedroom unit, add \$50 for each additional bedroom</i>
Plan Maintenance Fee	2% of Building Permit Fee, maximum \$500	<i>2% of Building Permit Fee, maximum \$500</i>
Electrical Permit	varies-see Appendix for detailed breakdown	<i>varies-see Appendix for detailed breakdown</i>
Mechanical Permit		
Sewer Permit		
Plumbing Permit		
Grading Permit	\$163 for 100 cubic yards	<i>\$163 for 100 cubic yards</i>
Public Works	Varies	<i>Varies</i>
LA County Sanitation District	\$4,350 per SFR on a vacant lot	<i>\$2,610 per unit on a vacant lot</i>
Inglewood Unified School District (IUSD)	\$4.44 per square foot for new developments over 500 square feet	<i>\$4.44 per square foot for new developments over 500 square feet</i>
Park Fee (Quimby)	None	<i>None</i>

Source: Building Division, Public Works Department, IUSD, LA County (January 1, 2014)

The building permit fee includes charges for strong motion review, green building, sewer connection, plan maintenance, new residential construction tax, and energy plan check. The following table compares the city fees charged for two recently permitted, typical single family residences. In determining sanitation fees, the lots are assumed to be vacant.

Table 4- 11: Single Family Residence Permit Fee Analysis

	SFR #1 (11811 Christopher- 2,173s.f.)	SFR #2 (3926 S. 108th St, 1,900s.f.)	Average
City Permit Fees (PIng, PW, Bldg)	\$5,111	\$6,637	<i>\$5,874</i>
Outside Agency Fees (LACo Sanitation, IUSD)	\$4,350+\$9,713= 14,063	\$4,350+\$8,493= 12,843	<i>\$13,453</i>
Construction Valuation	\$226,000	\$158,500	<i>\$192,250</i>
Proportion of City Fees to Valuation	2.2%	4.2%	<i>3.2%</i>
<i>Proportion of Fees to Construction Value</i>	<i>8.5%</i>	<i>12.3%</i>	<i>10.4%</i>

Source: IMC, Building Division, Public Works Department, IUSD, LA County Sanitation District (2011)

The following table compares two recently permitted multi-family developments and the fees that would be charged (per unit). For purposes of calculating sanitation fees, the lots are assumed to be vacant:

Table 4- 12: Multiple Family Residence Permit Fee Analysis

	MFR #1 (812 Osage)	MFR #2 (711 Inglewood)	Average
City Permit Fees (Planning Public Works, Building)	\$2,847 per unit	\$4,749 per unit	\$3,798
Outside Agency Fees (LACo Sanitation, IUSD)	\$8,574 per unit	\$4,954 per unit	\$6,764
Construction Valuation, per unit	\$200,000	\$157,357	\$178,679
Proportion of City Fees to Valuation	1.4%	3.0%	2.2%
<i>Proportion of All Fees to Construction Value</i>	5.7%	6.2%	6%

Source: IMC, Building Division, Public Works Department, IUSD, LA County Sanitation District (2011)

The above single- and multi-family permits were issued under the City fee schedule that was in effect through 2013. As fees were increased on January 1, 2014, permit fees would be higher for these projects if permitted after that date. It is estimated that for construction of a new single family home, City permit fees would be an average of approximately \$2,131 higher which would make City permits equivalent to 4.2 percent (%) of the construction cost. For multi-family developments, it is estimated that City permits would be higher by an average of approximately \$1,455 per unit which would make City permits equivalent to 2.9 percent (%). As such, the new fees do not appear to present a substantial constraint on housing development.

The following table compares the fees for several common planning entitlements. Inglewood's planning fees are substantially lower than those of surrounding cities.

Table 4- 13: Planning Fee Comparison With Other Cities

City	CUP/SUP	Variance	Zone Change	Negative Declaration
Inglewood	\$1,800	\$1,300	\$2,500	\$1,500
Hawthorne	\$3,398 + \$138 for every 10,000 s.f. of lot area over 20,000 s.f.	\$3,398 + \$138 for every 10,000 s.f. of lot area over 20,000 s.f.	\$4,920+ \$275 for every 10,000 s.f. of lot area over 20,000 s.f.	\$814+ \$70 for every 10,000 s.f. of lot area over 20,000 s.f.
El Segundo	\$8,220	\$8,220	Based on staff/consultant/attorney time	\$4,185 + consultant fee
LA County	\$8,281	\$8,281	\$12,336 + \$180 if referred to Fire	\$2,904

Source: City websites (2014)

The following table compares the cost for obtaining planning and building approval of a 500 square-foot residential building addition in Inglewood and eighteen other Los Angeles County jurisdictions:

Table 4- 14: City Comparison of Permit Fees for a 500 Sq. Ft. Single Family Residential Addition

City	Permit Issuance Fee (\$)	Plan Check (\$)
Manhattan Beach	515	513
Compton	523	427
Hermosa Beach	663	829
Norwalk	700	575
Culver City	766	554
Inglewood	769	630
Lynwood	770	796
Gardena	792	516
Redondo Beach	797	698
Hawthorne	840	860
Lawndale	992	992
Bell	995	995
Cerritos	1,015	834
Downey	1,027	672
Palos Verdes Estates	1,051	748
Santa Monica	1,489	463
Torrance	1,991	453
<i>Average (not including Inglewood)</i>	<i>\$1,276</i>	<i>\$682</i>

Source: City websites (2014)

Based on this analysis, development fees in Inglewood, as increased in January 2014, do not appear to present a substantial burden, particularly when compared to development costs in surrounding cities.

Quimby Open Space Fees

In February 2009, the City adopted a Quimby Ordinance that complies with Government Code Section 66477. New housing developments that contain five or more acres or five or more condominium units are subject to payment of an in-lieu fee or dedication of onsite/off-site parkland to address the park open space and recreation needs of the projected new population.

For residential projects, City of Inglewood fees do not present an obstacle to developing new residential units. Furthermore, the lower fees per unit in a multi-family development serves as an incentive to developing multi-family housing. Lastly, Inglewood fees are generally in keeping with and in many cases lower than permit fees of surrounding jurisdictions. Based on this comparison, Inglewood fees are not unreasonable or burdensome.

INCENTIVES TO ENCOURAGE HOUSING DEVELOPMENT

Zoning Incentives and Regulations

The City of Inglewood allows a variety of housing throughout most residential zones. In addition to single and multiple-family housing, the City's zoning provisions allow manufactured housing, mobile homes, and transitional housing. The following are zoning code incentives that can promote the development of housing:

Reasonable Accommodation Ordinance

Quality of life is a major priority and consideration for all communities. The very essence of a city's zoning laws should be to ultimately create an environment whereby the business, residential and industrial sectors have a proper and efficient balance, thereby serving the greater good (needs) of the city. Included in this is the need to properly and fairly accommodate those persons who may have a disability and who warrant certain considerations to ensure proper access, use, etc., of their residence. The Americans with Disabilities Act (ADA) adopted by the federal government addresses this among many other considerations regarding disabled persons.

It is the desire of the City of Inglewood, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. To this end the City of Inglewood adopted a reasonable accommodation ordinance. The purpose of the ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regards to relief from the various land use, zoning, or building laws, and rules, policies, practices and/or procedures of the City. Reasonable accommodations should be allowed when it is necessary to provide a disabled person an equal opportunity to use and enjoy a dwelling.

The procedures for a Reasonable Accommodation request are outlined in the IMC and include the following:

A request for Reasonable Accommodation is filed on an application in the Planning Division. Within 30 days of receipt, the Planning and Building Director does one of the following: 1) grant the request, 2) grant the request with conditions, or 3) deny the request. Before the Director makes a determination, if additional information is needed from the applicant, the 30 day review period is stayed until the additional information is provided.

The IMC contained an outdated definition of a 'family' that is not in compliance with Federal and State requirements. By December 2013, the City Council will be holding a public hearing to adopt a code amendment to modify this definition in the Zoning Code. The City's definition of 'disability' does not specifically call out the types of disabilities included but as a general policy, the City includes developmental disabilities in the definition of 'disability'.

Between January 1, 2008 and August 15, 2013, the City has processed six (6) reasonable accommodation requests.

Manufactured Housing/Mobile Homes

In 1981, the State of California required that mobile homes, specifically referred to as "manufactured housing," must be accepted in cities as a substitute for detached single-family dwellings. The intent of this requirement is to provide a less expensive option for persons wishing to own a detached unit but who cannot afford the costs of a conventionally built house. That same year, the City of Inglewood revised its zoning regulations to permit the installation of manufactured housing as long as such units are placed on permanent foundations, meet certain minimum construction and safety standards, have exterior materials and styling of a conventionally-built house, and meet the applicable density, parking, and setback requirements.

Mobile homes or residential trailers, that are not considered manufactured housing per the National Mobile Home Construction and Safety Standards Act of 1974, are permitted in duly licensed mobile home parks or trailer parks for which a Special Use Permit has been issued. They must be designed to contain not less than two mobile homes or trailers and shall have at least six thousand square feet of area to insure the provision and maintenance of these on-site facilities. There are an estimated 127 mobile home units¹ in the City of Inglewood. This represents a substantial decrease from the 238 mobile homes that were listed in the 2000 US Census.

Group Homes

Group Homes with six or fewer residents are allowed in all residential zones with the requirement that they be located at least 300 feet from any other group home. A group home with more than six residents is allowed in all the residential zones (except R-1), the C-2 (General Commercial) zone and the C-2A (Airport Commercial) zone, subject to Special Use Permit approval. In the R-2 zone, such group homes (with more than six residents) are allowed for children only. In 2008 there were an estimated 38 group home living quarters in Inglewood.

Emergency Shelter for the Homeless

In December 2013, the City Council adopted a code amendment to allow emergency shelters for the homeless as a permitted use in the M-1 (Light Manufacturing) Zone subject to the following requirements:

- 300 foot separation distance
- 100 bed maximum capacity per facility
- Nine (9) square feet of client intake area per bed
- One (1) washer/dryer pair per twenty beds
- Lighting adequate for security purposes
- Establish and display open hours

¹ American Community Survey (2010)

- 180 day maximum stay (contiguous days)
- Supportive Services plan required

Transitional and Supportive Housing

In December 2013, the City Council adopted a code amendment to clarify that transitional and supportive housing are considered residential uses and therefore subject to the same requirements as other residential uses in the same zone.

Affordable Housing Density Bonus

In February 2014, the City Council will be holding a public hearing to adopt a code amendment to establish density bonus provisions for affordable housing per Government Code 65915-65918. The Planning Commission recommended this code amendment for approval in August 2013. This item has been included as an objective of this Housing Element.

Senior Citizen Accessory Units

The Zoning Code allows senior citizen accessory units in residential zones as mentioned earlier in this Element. Senior citizen accessory units are intended to provide housing for senior citizens within the main dwelling or attached to the main dwelling. Senior citizen accessory units must not exceed 400 square feet and must provide permanent facilities for living, sleeping, eating, cooking, and sanitation. The senior citizen accessory unit ordinance was adopted in 1983.

Reduced Parking Requirement for Senior Units

Parking requirements for senior citizen housing developments is as follows: 1.50 spaces per unit plus one guest space for each three units of development in excess of five units.

Planned Assembly Development

The Planned Assembly Development (PAD) procedure encourages more creative approaches to the development of land than would be possible through the strict application of zoning regulations. The Planned Assembly Development procedure is to be applied to sites of significant size where the opportunity exists to provide pre-planned and coordinated phases of development that will be mutually complementary when assembled together. A PAD applicant may request a greater density for a planned residential development than the density permitted by the Inglewood General Plan if the proposed design will result in substantially more open space, recreation facilities or other residential amenities than the minimum otherwise required for comparable residential projects developed per the zoning standards or provide affordable housing where not less than 30 percent of the additional units exceeding the General Plan density shall be affordable housing units and made affordable for at least 30 years. The PAD provides a maximum density increase of 50 percent. The PAD provisions provide greater opportunities to develop affordable multiple-family housing and increase density that would otherwise be restricted by zoning standards. A PAD project is processed under the Special Use Permit procedure.

The Planning Commission has the discretion to waive or modify development standards during a Special Use Permit hearing on the Planned Assembly Development proposal.

Mixed Use Overlay Zone

Per the zoning regulations, mixed-use housing can be provided in the R-M and C-1 zones. Additionally, the Code allows live-in artists' lofts in the C-1 zone. This is consistent with the City's goal of providing a variety of housing types in the City. Additionally, several commercial corridor segments are also eligible for the development of mixed use structures. Mixed-use under the IMC is defined as a lot that has both a commercial use and a residential use. Since adoption of the mixed use overlay zones, no mixed use projects have been developed. Mixed-use development requires a Special Use Permit.

Expedited Review for Multi-Family Solar Panel Projects

Typically, exterior modifications to a multi-family structure requires a full Site Plan Review process which takes on average 3-4 months. In order to encourage the installation of solar panels, the Planning Division conducts an expedited review which generally takes 1-2 weeks. The review for single family residential solar panel projects is often directly over the counter.



Figure 4- 4: Residential solar panels (Inglewood, 2/2013)

Combined Planning and Building Processing Counter

In October 2009, the City of Inglewood launched a combined review process for planning and building permits. The coordination of services is intended to help streamline the review process and allow residential property owners and tenants to acquire information and assistance in a more coordinated and expedited manner.

Non-Conforming Building Minor Modification Process

In February 2009, the City Council adopted Ordinance No. 09-05 to allow additions, alterations or substantial remodeling of nonconforming residential buildings through a Minor Modification process. The Nonconforming Ordinance provisions were adopted to allow property owners an opportunity to make a "minor" addition when the addition is not substantial and does not adversely impact a neighborhood. By allowing minor additions to nonconforming uses, the City encourages improvements to nonconforming residential structures and fosters modernization of older buildings.

Previously, nonconforming residential buildings could not be modified unless they were brought into full compliance with the Municipal Code. In the case of many Inglewood properties that contained structures built prior to 1961 when setback and parking changes

were made to the Code, the expansion of nonconforming bedrooms or living areas required approval of a discretionary permit such as a variance or zone adjustment. Now, many such projects are eligible to apply for a Minor Modification permit with a fee of \$50 as compared to the fees for a variance and adjustment of \$750 and \$350, respectively.

No Growth Control Limitations

The development of new residential units is typically regulated by the zoning classification of the development site, the size of the site and the maximum density of units permitted by the zoning classification. As long as a proposed development does not exceed the maximum density, and complies with other applicable criteria such as setbacks and on-site parking, the development is permitted to occur. However, some cities in California have imposed an additional tier of standards to limit the overall growth of new residential units within their respective jurisdictions. Often these limitations are in the form of an annual quota, which, once filled, will prohibit additional new units regardless of their compliance with zoning criteria.

CODE ENFORCEMENT PROCESS AND FEES

The City's community code enforcement program is designed to ensure that neighborhoods and individual properties observe property maintenance, zoning, weed and waste abatement requirements established in the City's Municipal Code. In so doing, the City ensures that the habitability and safety of residential areas can be maintained.

In 2001, the Inglewood City Council created the Property Maintenance Division (i.e. Code Enforcement) to coordinate and manage the City's community preservation efforts through the enforcement of property maintenance, zoning, and weed and waste abatement. Property Maintenance is responsible for enforcing all City ordinances relating to public nuisances, zoning violations, and other issues relevant to the needs of maintaining the

safety and habitability of residential uses.



Figure 4- 5: Code Enforcement Vehicle (1/2014)

The City employs a staff of nine Code and twenty-three Parking Enforcement officers that are assigned to conduct routine inspections of specific geographic areas of the city. Broken windows in residences, cars abandoned or on blocks, discarded furniture on streets, illegal use of residential structures, discarded items on lawns, in alleys and driveways, and abandoned broken-down, dilapidated, unsafe properties are routinely inspected by the Property Maintenance staff. Each inspector is responsible for maintaining appropriate records, notices, data sheets, etc., for residential properties. Inspectors routinely issue citations and notices and are authorized to levy fees for clean-up when compliance is not obtained.

4 | Potential Housing Constraints

Complaints are filed with the Code Enforcement Section, in person, by mail or by telephone in the following manner:

An individual identifies the specific complaint or nuisance.

An individual gives his/her name, address and telephone number. (This information is essential and is kept confidential)

An individual gives the location of the problem, street name and house number.

An individual gives specific description of complaint (e.g., description of vehicle, type of debris, etc.)

Emergency Response Category Complaints are responded to by the Code Enforcement Division on an immediate basis in an attempt to resolve the imminent danger as quickly as possible. An emergency response requires an imminent threat to public health or safety, as determined by a field investigation. Emergency response category complaints, typically investigated by Code Enforcement staff, may include, but are not limited to: unfenced swimming pools, open and unprotected septic tanks, unprotected excavations, and extremely dilapidated buildings. Emergency response category violations may be processed through a summary abatement action pursuant to California Government Code No. 25845. Summary abatement empowers the Building and Safety Division Superintendent to authorize emergency actions to correct conditions that imminently threaten public health or safety.

Routine Response Complaints that are not an imminent danger are investigated within two days from the date received by office staff. If a violation is discovered, a reasonable amount of time is allowed for compliance. If the violation is not addressed the complaint can be addressed by Administrative Abatement.

Administrative Penalties is a process outlined in City of Inglewood Ordinance No. 1-31, which the Property Maintenance residential enforcement division uses to abate public nuisances. The Manager of the Property Maintenance Division shall select an Administrative Hearing Officer whom is empowered with the authority to declare certain property conditions and ordinance violations as public nuisances. Once this determination has been made and certain due process requirements have been met, the Property Maintenance Division is given the authority to abate or remove the public nuisance from the property. This procedure is typically used for substandard buildings, trash accumulation, and certain junkyard cases, although CBS has the latitude to invoke this procedure during other investigations as well.

Administrative Citation, as authorized by Ordinance No. 1-31, can be used to encourage compliance when abatement is not an option. An Administrative Citation is generally issued when the violation has not been corrected within the time period stated in a Notice of Violation. There is an escalating scale for fines for repeat violations. For the first violation a fine of \$100.00 can be assessed. A \$200.00 fine can be assessed for a second violation and a \$500.00 fine for the third and subsequent violations. The property owner and/or tenant can request an administrative review. If a request for dismissal is not granted on review, an administrative hearing can be conducted by a hearing officer if the owner and/or tenant pays

the full amount of the fine. The hearing officer makes a decision based on the evidence submitted for the case by staff and the recipient of the citation. If the recipient prevails at the hearing the citation is dismissed and the fine is refunded.

Criminal Court Action is an option available to the Property Maintenance Division to encourage a property owner to bring his or her property into compliance with the City of Inglewood Municipal Code. Cases involving matters other than those listed under the Administrative Abatement process will be handled through some form of Criminal Court action. These cases usually involve a violation that can be easily or quickly corrected with the cooperation of the property owner. In these cases, an infraction citation can be issued that requires the property owner/occupant to appear in court to answer the charges brought against him/her. The maximum penalty for a guilty plea or conviction in an infraction case is \$200.00. In more severe cases, the Property Maintenance Division may decide to file a misdemeanor complaint with the court. In these cases, the maximum penalty for a guilty plea or conviction is \$1,000 or six months in jail, or both.

Impact of Code Enforcement /Property Maintenance Division Fees and Enforcement

The enforcement of Property Maintenance programs does not increase the costs of housing investment but may contribute to developer commitment to the rehabilitation of older properties to meet current code requirements. These programs serve to ensure a safe and habitable housing environment for residents. The potential benefits or gains realized by implementation of these programs greatly outweigh any minor potential constraints. These programs are viewed as necessary to ensure a range of safe, livable and affordable housing. The code enforcement process in the City of Inglewood is fair and effective. It clearly enhances the City's residential neighborhoods and housing stock.

Residential Sound Insulation

The City has created a separate Residential Sound Insulation (RSI) Division to manage and implement sound insulation measures funded by Los Angeles World Airports and the Federal Aviation Administration. Figure 8 (page 124) shows the location of residentially zoned properties in relation to the noise contour area and identifies the estimated 5,129 residential units (8,700 originally, 3,571 units completed) that are eligible for sound insulation.

Eligible property owners are invited to a meeting with Residential Sound Insulation Division staff to obtain a full explanation regarding how sound insulation works and to gain a better understanding of the process as it relates to an individual property. Residential Sound Insulation Division staff will then perform an architectural survey of the individual property owners residence to make sure that noise levels can be reduced to an acceptable level (as defined by Federal Guidelines). This survey includes development of a floor plan and site plan and conducting measurements of walls, windows, doors and other key building features.

Noise monitoring equipment is routinely installed in a random number (about 10%) of homes to measure the existing level of aircraft noise. (In homes where there is a discrepancy

regarding exact noise levels, noise equipment is also installed.) A lead paint and asbestos contamination inspection is performed to ensure that hazardous materials are identified and removed prior to installing new insulation. Small samples are taken from inconspicuous locations in the ceilings and around window and doorframes.

A design review meeting is conducted with the property owner to review all final paperwork, plans and specifications. A Property Owner's Participation Agreement is then signed to allow the RSI Division to submit plans to the Building and Safety Division and to begin the selection of a contractor to perform the work required.

The plans and specifications are submitted to the Building and Safety Division for approval. Once the plans and specifications are approved, the City will advertise a group of residences for construction bids. Contractors who bid on the project must meet the City's requirements for quality workmanship. They also must be licensed and bonded. A contract is normally signed with the lowest responsive bidder to perform the work. The contractor visits the residence or building to verify the measurements of the items to be installed or improved. The products (doors, windows, etc.) will then be ordered. Total construction time varies depending on many factors, including building size, type of structure, number of doors, windows, etc. On average, construction takes no more than two weeks to complete. All work is done between 8:00 a.m. and 5:00 p.m., Monday through Friday. Residents may continue to live in the home during construction. Windows and doors will be replaced on the same day they are removed to ensure that each dwelling is comfortable and secure.

After construction is completed, noise measurements are conducted to make sure that the program has achieved the maximum possible noise reduction inside the home. There will be a final inspection of the contractor's work to ensure that the insulation and finish work meet the City's standards for quality workmanship. The contractor is responsible for correcting any outstanding problems. For various reasons, a structure may not be eligible for this program. These include:

1. Structural deficiencies
2. Building or zoning violations
3. Existing Aviation Easements
4. Outside program boundary as defined by the 65 CNEL contour lines shown on a map produced by Los Angeles World Airports for the fourth quarter of 1992.
5. New construction built after 1975
6. Currently meets interior noise standards
7. Prior Settlement or Judgment

It is estimated that approximately 80% of the original 8,700 units eligible for the Residential Sound Insulation Program will have participated in the Program once completed.

Infrastructure

The City's existing system of streets, curbs, gutters, water, sewer and circulatory systems are not presently constrained to a level that additional vacant or underutilized parcels cannot be adequately served. Because the existing system of roadways, sewer, water and infrastructure are constantly experiencing new business and residential growth, upgrades and expansions are a necessity. The City of Inglewood will upgrade the sewer and water systems and other public facilities and services to provide for future housing needs. Generally, easements, dedications and exactions required by the Public Works Department do not take effect until an application for a project has been filed. Per the Public Works Department, the length of time required for processing an exaction is approximately six-to-eight weeks.

The City of Inglewood requires dedications to accommodate street widening/extension projects that are part of the long-term public works program developed for the City. The Public Works Department has developed a Right-of-Way Width Master Plan that shows locations of street widening, property dedications and exactions. While the street widening, dedications and exactions are intended to improve transportation/circulation infrastructure and improve the quality of life for residents and visitors, the dedication of residential property typically has a negligible effect on reducing the available land area for calculating residential densities.

Every five years as part of the City's Annual Capital Improvement Program (CIP), the City conducts an evaluation of the remaining infrastructure capacity. This includes an analysis of areas not adequately served by the existing infrastructure. This process enables the City to identify constraints and allow for the provision of services and facilities to be delivered to a given area and to better plan for cost-effective and efficient growth.



Figure 4- 6: Reconstruction of La Brea Avenue (6/2013)

Wastewater treatment service in Inglewood is provided by the City of Inglewood through the Los Angeles County Sanitation District No. 5 that serves over 3.5 million people in the region. The City has an estimated wastewater flow of 10.6 million gallons per day. (mgpd). The existing capacity of the district plant that serves all of Los Angeles County is 385.0 million gallons per day (mgpd) during dry weather flow. The estimated facility total daily use is 310.8 mgpd. As of 2008, there is no anticipated increase in capacity planned for the next 10 to 15 years because the existing design capacity is expected to accommodate development anticipated in the City's General Plan. In terms of the capacity for existing sanitary sewer lines, the General Plan calls for a level of service (LOS) D for sanitary sewer lines, which represents a free flow of wastewater sufficient to prevent back-up problems. New development is required by existing policies to avoid or minimize impacts upon any existing or anticipated LOS E sewer

4 | Potential Housing Constraints

lines by constructing or contributing to the construction of new lines. This is typical of any development project in the City and does not represent an undue constraint on housing development in the City. Existing sewer capacity is anticipated to accommodate the full build-out of the Inglewood General Plan.

All of the City's affordable assisted housing projects identified in this Element are located in infill areas already serviced by existing infrastructure. As part of the City's Capital Improvement Program, these infill sites have been evaluated in order to determine the need to upgrade or expand services such as roadway improvements, replacement of undersized sewer, and water lines and installation of curb and gutter.

5 | AT-RISK HOUSING

AFFORDABLE HOUSING DEVELOPMENTS IN INGLEWOOD

The following table identifies federal-assisted housing units located in Inglewood. Currently, there are 719 assisted housing units located in the City. All assisted units were financed under HUD programs with on-going Section 8 contracts to maintain the affordability of the units. As of 2008, the City of Inglewood no longer maintains any at-risk housing units. The City previously maintained eleven (11) rental complexes that received government assistance in return for providing affordable housing to low-income households. The City has since transferred ownership/maintenance to the United States Department of Housing and Urban Development.

Table 5- 1: Publicly Assisted Affordable Housing in Inglewood

Property Name	Number of Units	Financing Program	Earliest Possible Conversion Date
Crippled Children Home	40*	Section 811, Redevelopment Funds	Not eligible to convert
Eucalyptus Park 811 N. Eucalyptus Ave.	93	Section 221(D)(4) MKT, Section 8	7/31/2013
Good Shepherd I 510 Centinela Ave.	40*	Section 202, Section 8	11/1/2013
Good Shepherd II	30*	Section 202, Redevelopment Funds	2038
Grace Manor 508 Grace Ave.	5	Section 202/811	4/30/2013
Homeward Bound 550 W. Regent St.	4	Section 202/811	6/30/2013
Inglewood Meadows 1 N. Locust St.	199	Section 8 New Construction	11/30/2013
Kelso St.	18*	Section 811, Redevelopment Funds	Not eligible to convert
Market Park Apartments 601 N. Market St.	50	Section 236(j)(i)	4/30/2013
Osage Senior Villas 924 Osage Ave.	91	Redevelopment Funds; HOME Funds	2057
Pacific Rim Apartments 230 S. Grevillea Ave.	40*	Section 202, Section 8	6/10/2013
Path Villas 812 Osage Ave.	20	Redevelopment Funds; HOME Funds	55 years from Certificate of Occupancy, Expected Completion Date: 2013
Regent Plaza 201 W. Regent	106	Section 8 New Construction	11/2/2030
Regent Square 527 W. Regent	145*	Redevelopment Funds; HOME Funds	5/2068
Regency Towers 151 N. Locust St.	104	Section 8 New Construction	5/31/2014
Total Units	980		

Sources: Inglewood Housing Authority (April 2013)

*Includes a manager's unit

ANALYSIS OF CONVERSION POTENTIAL TO MARKET RATE

The uncertainty of federal funding for Section 8 and other project-based housing programs renders these projects at-risk of losing federal subsidies. Several assisted housing projects located in Inglewood are owned and operated by nonprofit organizations that are committed through organization founding principles or directives to maintain low-cost housing. The ability of these organizations to affirm that commitment is based solely on budgetary constraints.

In 1989, Section 65583 of the State Government Code was amended to require an analysis of "at-risk" assisted housing development and a program to preserve such units. The term "at-risk" is used to describe a project which received federal Section 221 (d) (3) Below Market Interest Rate loans and Section 236 federally insured and subsidized loans for multi-family projects. In Inglewood, most of the "at-risk" projects were built under Section 221 (d) (3), Section 236 and Section 8 programs from 1961 through 1983 by for-profit developers. Although HUD 221 (d) (3) and 236 insured mortgages were normally written for 40-year terms, owners are allowed to "option out" of their contracts after 20 years by prepaying the mortgage and converting to market rate rents. Additionally, units are "at-risk" because of expiring Section 8 project-based or tenant-based subsidies. Project-based subsidies guarantee affordable rents for tenants, while tenant-based subsidies provide affordable rents if the holder of the certificate can find an owner of a vacant unit who is willing to accept the subsidy rent payment.

As part of the Cranston-Gonzales National Affordable Housing Act of 1990, Congress adopted permanent legislation to deal with the preservation of Section 221 (d) (3) and 236 projects whose low-income use restrictions would expire after 20 or more years. The preservation law is known as the "Low Income Housing Preservation and Resident Homeownership Act of 1990" or LIHPRA. Thousands of at-risk units in California were preserved through this program during the 1990s. However, funding is no longer available through this source.

In October of 1997, Congress enacted the Multifamily Assisted Housing Reform and Affordability Act (MAHRA), commonly referred to as the "Mark-to-Market" (M2M) legislation. M2M is the process for restructuring multifamily properties insured by the Federal Housing Administration (FHA) when their contracts expired. The M2M program reduces rents to market levels and restructures existing debt to levels supportable by these rents. The overall goal of the program is to reduce federal spending on housing subsidies, making it financially feasible for multifamily properties charging rents greater than comparable market rents to survive and offer quality, market-competitive housing at comparable market rents. The M2M program is now permanently included in Section 8 law and locally is overseen by the Inglewood Housing Division. The City requires the renewal of project-based Section 8 contracts as long as the owner opts to stay in the M2M program. If eligible, an owner of a multifamily property may also elect not to renew their contracts and may opt-out of their contracts when the contract expires. HUD is committed to protecting families living in assisted units, regardless of the actions a project owner may take. Certain regulations enable HUD to make either tenant based or enhanced vouchers available to limit the displacement of families living in assisted units when an owner elects to opt-out of the Section 8 project-based program.

There are two types of renewals: (1) Initial Renewal – first renewal under MAHRA and (2) Subsequent Renewals – renewal of an expiring contract that has had an initial renewal under MAHRA. At the time of the Initial renewal, owners may choose among any of the following renewal options for which the project is eligible:

Option 1: Mark-Up-to-Market.

This option provides owners of certain below market properties located in strong markets to obtain the comparable market-rate rent levels for all units covered under a project-based Section 8 contract and distribute the increase cash flow resulting from such rents. To qualify for this option, the property owner must be a profit motivated or limited distribution entity and the Rent Comparability Study (RCS) must show that the comparable market rents are at or above 100% of the Fair Market Rate (FMR) potential. Owners must renew the Section 8 contract for a minimum five-year terms. Mark-Up-to-Market has further been broken into two options: Option 1A which is an Owner entitlement if the statutory requirements are met; and, Option 1B, which is a discretionary mark-up-to-market option which HUD utilizes to preserve scarce affordable housing resources.

Option 2: Contract Renewal for Other Project with Current Rents At or Below Comparable Market Rents.

This option is for owners who request a renewal of their Section 8 contract where the Rent Comparability Study (RCS) indicates that the contract's current rents are at or below comparable market rents, but who are not applying for Mark-Up-to-Market. Owners of "Exception Projects" may renew under this option; however, a RCS is required. *Exception Projects* are those projects that may be renewed at rents above market.

Option 3: Referral to Office of Affordable Housing Preservation (OAHP).

Properties eligible for Option 3 have an FHA insured loan are not considered an exception project and have current contract rents greater than the comparable market rents.

Option 4: Renewal of Projects Exempted from OAHP.

Certain projects types are not eligible for OAHP even though contract rents may exceed market. Exempt properties include: properties for which the primary financing or mortgage insurance was provided by a unit of State government or a unit of general local government and is not insured under the National Housing Act; a project that is not subject to a HUD held or insured mortgage or a project that has FHA mortgage insurance or is HUD held with rents at or below comparable market rents.

Option 5: Renewal of Portfolio Reengineering Demonstration (Demo) or Preservation Projects.

Eligible properties include: Section 236 and 221d3 Below Market Rate (BMIR) projects whose owners entered into long term use agreements with HUD under the Preservation Program, once a project has completed the Demo Program and entered into a recorded Demo Program Use Agreement, contract terms for the Demo Program cannot exceed the number of years remaining on the use agreement, contract terms for the Preservation program cannot exceed 20 years or the remaining term of the use agreement.

Option 6: Opt-out of the Section 8 contract.

All properties are eligible to opt out except Portfolio Reengineering Demonstration properties and Preservation properties. Owners must provide HUD/Contract Administrators and tenants with one-year notification of their intent to opt-out of their Section 8 contract. Additionally, owners must certify that they will comply with the requirement to allow families receiving enhanced vouchers (vouchers worth the market value of the rental unit) who elect to remain to do so as long as the property remains a rental property, unless the owner has just cause for eviction.

Assisted housing that is owned by for-profit organizations or individuals is more at-risk in terms of units being converted to market rate units in order to meet a growing demand for rental units in the competitive southern California housing market. The ability of these organizations to affirm a commitment to maintaining low cost housing units is quite often influenced by market trends. SCAG in their Final Regional Housing Needs Allocation Plan for the planning period 2008-2014 identifies 552 units in Inglewood as receiving direct federal assistance and SCAG lists all of them as at risk. One hundred and six of these units are listed as expiring prior to 2014.

Projects with rents that exceed market rents can participate in the Mark-to-Market program. Programs with rents below market rents can participate in the Markup to Market program. A search of HUD's expiring Section 8 contracts reveals that the Good Shepherd Homes, Pacific Rim Apartments, and Market Park Apartments may qualify to participate in the Mark-to-Market program. Homeward Bound may qualify to participate in the Mark-to-Market program.

The properties listed below in Inglewood are receiving federal assistance and are at-risk of losing their use restrictions during the 2013-2021 planning period. The following information is provided according to the requirements of Project Information and Sources, Section 65583 (a)(8)(A) of the Government Code of the State of California.

1. Eucalyptus Park Senior Citizen Apartments

2013-2021 Eight-Year Period Name and address of property	Eucalyptus Park Senior Citizen Apartments 811 North Eucalyptus Avenue Inglewood, CA 90302
Name and Address of Property Owner	SWOGO Associates P.O. Box 48289 Los Angeles, CA 90048
Type of Governmental Assistance	Section 221 (D)(4) market rate mortgage and Section 23 conversion (Section 8 new construction) contract.
Earliest conversion date	7/31/2013
Total number of low-income units at-risk	93 senior units

The original loan amount of \$1.8 million was executed in 1978. The total assessed valuation equals \$2.3 million. At current prices of \$70.55 per square-foot of construction the cost of constructing similar units would exceed \$4.3 million, excluding the land costs. This would constitute an 87 percent increase from the original assessed value of \$2.3 million. The site consists of 1.7 acres.

The original housing assistance payments contract had a twenty-year term that expired July 14, 1997. HUD has renewed the contract since 1997 and a one year extension was recently granted through July 31, 2010. HUD allows the owners the option of either renewing the contract in one-year increments, or to opt out of the program.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and want to increase rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market rent levels and contract for direct rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts. The current economic climate of uncertainty, and diminishing profits, would indicate that the certainty of continuous rents would lessen the desire to convert these units. The aforementioned cost of replacing these units shows the benefit of maintaining the existing units.

2. Regency Towers

2013-2021 Eight-Year Period Name and address of property	Regency Towers 151 North Locust Street Inglewood, CA 90301
Name and Address of Property Owner	JL Jones Co. c/o EM Jones and EY Jones Trust 739 Adelaide Place Santa Monica, CA 90402
Type of Governmental Assistance	Section 23 conversion (Section 8 new construction) contract.
Earliest conversion date	5/31/2014
Total number of low-income units at-risk	104 senior units

The total assessed valuation equals \$6.6 million. The seven-story structure would cost in excess of \$7.1 million to replace at current prices excluding land costs. The facility also contains a 4,192 square-foot recreational center that would add \$315,867 to the construction costs. This would constitute a 7.6 percent increase from the original assessed value of \$6.6 million. The current site consists of 1.2 acres of prime land located within the Civic Center of Inglewood.

The original housing assistance payments contract had a twenty-year term that expired on July 22, 1997. HUD allows the owners the option of either renewing the contract in one-year increments, or to opt out of the program. HUD approved a sixty-day extension to September 21, 1997, then an additional 10-month extension to July 21, 1998. HUD then approved two one-year extensions to July 31, 1999 and July 31, 2000. Subsequently, the contract was extended 10 months to May 31, 2001, additional 12 month increments through May 31, 2004 and again recently to May 31, 2005. An additional extension was granted through May 31, 2014.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and increase rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market-rent levels, and contract for direct-rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts. The current economic climate of uncertainty, and diminishing profits, would indicate that the certainty of continuous rents would lessen the desire to convert these units. The aforementioned cost of replacing these units shows the benefit of maintaining the existing units.

3. Inglewood Meadows

2013-2021 Eight-Year Period Name and address of property	Inglewood Meadows One North Locust Street Inglewood, CA 90301
Name and Address of Property Owner	Thomas Safran & Associates 11812 San Vicente Blvd. Los Angeles, CA 90049
Type of Governmental Assistance	Section 23 conversion (Section 8 new construction) contract.
Earliest conversion date	11/30/2013
Total number of low-income units at risk	199 elderly/disabled income units

The total assessed valuation exceeds \$3.6 million. At current prices the four residential buildings and one accessory structure could be rebuilt for not less than \$10.3 million, which excludes land costs. This would nearly triple the original assessed value of \$3.6 million. The 4.4-acre site is located within the Civic Center district of Inglewood.

The original housing assistance payments contract had a 20-year term that expired February 12, 1997. HUD approved subsequent one-year extensions through February 1999. HUD then approved a 120-day extension to June 13, 1999, and an additional five-month extension to November 14, 1999. The current extension will expire on November 30, 2012.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and increase the rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market-rent levels, and contract for direct rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts.

Inglewood Meadows' contract will expire on November 30, 2013. However, it is anticipated that the contract will be renewed for at least one year, and perhaps receive additional contract renewals in one-year increments beyond that. The current economic climate of uncertainty and diminishing profits would indicate that the certainty of continuous rents would lessen the desire to convert these units. The aforementioned cost of replacing these units shows the benefit of maintaining the existing units.

4. Good Shepherd Homes

2013-2021 Eight-Year Period Name and address of property	Good Shepherd Homes (Project I) 510 Centinela Avenue Inglewood, CA 90302
Name and Address of Property Owner	Community Housing 110 Pine Avenue, Ste. 515 Long Beach, CA 90802
Type of Governmental Assistance	Section 202/8 (new construction) contract
Earliest conversion date	Contract expiration 11/01/2013
Total number of low-income units at risk	39 senior/ handicapped/units

This project is owned and operated by a non-profit organization. The project is exempt from being considered at-risk by virtue of the owner's status and that the original assistance was in the form of a Section 202/8 new construction contract. Per the Disposition and Development Agreement, the units must remain affordable for low-income seniors. The current assessed valuation equals \$2.2 million.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and increase the rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market-rent levels, and contract for direct-rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts.

The non-profit owner has verbally indicated to City staff that the units will be maintained as low-income senior/handicapped housing for the foreseeable future. The non-profit organization operates similar low-income senior/handicapped housing units throughout southern California. It is therefore unlikely that the rental subsidies would be lifted to place the units at risk or that the units would be converted to market-rate units. However, based on the worst case economic conditions in which the non-profit organization would sell or convert the units to market-rate, the cost of replacing the units at the current price of \$70.55 per square foot of construction would be approximately \$2.3 million, excluding the land costs. This would constitute a 35 percent increase from the original assessed value of \$1.7 million. The current economic climate of uncertainty and diminishing profits would indicate that the certainty of continuous rents would lessen the desire to convert these units. The aforementioned cost of replacing these units would indicate the benefit of maintaining the existing units.

5. Homeward Bound

2008-2014 Six-Year Period Name and address of property	Homeward Bound 550 West Regent Street Inglewood, CA
Name and Address of Property Owner	Homeward Bound 5901 Green Valley Circle Culver City, CA
Type of Governmental Assistance	Section 202/811 (Section 8 new construction) contract
Earliest conversion date	6/30/2013
Total number of low-income units at risk	4 disabled low-income units

This project is owned and operated by a non-profit organization. The non-profit organization has verbally indicated to City staff that the units will be maintained as low-income senior/handicapped housing for the foreseeable future. The non-profit organization operates similar low-income handicapped housing units throughout southern California and is therefore unlikely that the rental subsidies would be lifted to place the units at risk or that the units would be converted to market-rate units. However based on the worst-case economic conditions in which the non-profit organization would sell or convert the units to market-rate, the cost of replacing the units would be approximately \$400,000.

6. Market Park Apartments

2008-2014 Six-Year Period Name and address of property	Market Park Apartments 601 North Market Street Inglewood, CA 90302
Name and Address of Property Owner	S.K. Management 6330 San Vicente Blvd. Los Angeles, CA 90048
Type of Governmental Assistance	Section 236 (j) (I), Section 8 new construction) contract
Earliest conversion date	4/30/2013
Total number of low-income units at risk	50 low-income units

The total assessed valuation exceeds \$1.9 million. At current development costs the 50 residential units and one accessory structure could be rebuilt for not less than \$5.1 million, which excludes land costs. This would nearly triple the original assessed valuation of \$1.9 million.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and increase the rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market-rent levels, and contract for direct-rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts.

The current economic climate of uncertainty and diminishing profits would indicate that the certainty of continuous rents would lessen the desire to convert these units. The cost of replacing these units shows the benefit of maintaining the existing units.

This project is owned and operated by a non-profit organization. The project is exempt from being considered at-risk by virtue of the owner's status and that the original assistance was in the form of a Section 8 new construction contract.

7. Pacific Rim Apartments

2008-2014 Six-Year Period Name and address of property	Pacific Rim Apartments 230 S Grevillea Ave Inglewood, CA 90302
Name and Address of Property Owner	(310) 672-7221
Type of Governmental Assistance	Section 202, Section 8
Earliest conversion date	6/10/2013
Total number of low-income units at risk	39 units

The total assessed valuation exceeds \$1.9 million. At current development costs the 50 residential units and one accessory structure could be rebuilt for not less than \$5.1 million,

which excludes land costs. This would nearly triple the original assessed valuation of \$1.9 million.

At least six months prior to the expiration of the contract, the owners are required to notify HUD of their intent to either opt out or renew the contract. If the owners want to renew the contract and increase the rents, they must submit a certified appraisal to HUD to substantiate any increase in the contract rents.

This process allows the owners to maintain rents in accordance with market-rent levels, and contract for direct-rent subsidies on behalf of the tenants. It appears that the current property owners want to maintain these units as subsidized housing for seniors as long as HUD continues to renew the contracts.

The current economic climate of uncertainty and diminishing profits would indicate that the certainty of continuous rents would lessen the desire to convert these units. The cost of replacing these units shows the benefit of maintaining the existing units.

This project is owned and operated by a non-profit organization. The project is exempt from being considered at-risk by virtue of the owner's status and that the original assistance was in the form of a Section 8 new construction contract.

CONCLUSION

It is unlikely that the units considered at-risk will convert during the 2013-2021 review period. The current economic climate precludes much serious deliberation of conversion due to the uncertainty of future profits and the contraction throughout many economic sectors in southern California, and in the South Bay region of the Los Angeles basin particularly. The Multifamily Assisted Housing Reform and Affordability Act of 1997 provides significant cost benefits and program incentives for non-profit and for-profit owners alike to maintain the low-income status of all units. This assessment may be altered if federal affordability programs are eliminated or if economic recovery is sustained with a concomitant decline in key interest rates and is accompanied with further rental guarantees. A flattened economic cycle may provide an opportunity to reassess the individual projects' economic returns for the long-term.

COST ANALYSIS OF PRESERVING AT-RISK UNITS

Housing and Community Development Housing Element law requires that all Housing Elements include information about the number of existing subsidized housing units that are “at-risk” of conversion to other, non-low-income housing uses (such as market-rate housing). This resulted from concerns that many affordable housing units throughout California were going to have affordability restrictions lifted because their government financing was scheduled to expire or could be pre-paid. When the financing is pre-paid or expires, the restrictions on rent limits also go away and the units can be converted to market-rate housing or other uses. The analysis of “at-risk” units is required to identify and describe the potentially “at-risk” projects, analyze the

cost of preserving them as affordable housing, described available resources which can be used for preservation, and set quantified objectives for preservation of affordable “at-risk” units.

With the substantial need for additional affordable housing units currently facing the City of Inglewood, as projected by SCAG and documented in the needs section of the Housing Element, the City cannot afford to lose the affordable housing already in place. It is more cost-effective to preserve the existing affordable housing stock than to replace it with newly constructed units.

One of the City’s housing goals is to preserve the affordability status of units that are at-risk of becoming market-rate units (“at-risk” defined as units whose deed-restrictions are set to expire during the Housing Element update cycle ending October 2021). Of the 980 publicly assisted affordable units in the City, approximately eight-four percent of the units (600 units) are for-profit developments with units that are highly at-risk. Another sixty-three units have expiration dates within the next five years but are owned by non-profits who are typically interested in preserving their affordability status and have historically shown to do so. Thus, the for-profit units are generally at a higher risk.

The acquisition of at-risk units is one method for preserving the long-term affordability of federally funded units and the City’s affordable housing stock. The City of Inglewood’s preservation strategy is to partner with non-profit developers by providing subsidies in order to make the project financially feasible. Sources of funding for acquisition include conventional financing, State bond funds, California Housing Finance Agency funds, tax credits, federal programs such as HOME, and 20% tax-increment funds.

According to Section 65583 (a)(8)(B) of the California Government Code, the cost of producing new rental housing comparable in size and rent levels to replace the units which could convert to market units, and the cost of preserving all of the developments at-risk of converting, must be included in the Housing Element. If these costs cannot be estimated directly it is permissible to describe whether such costs are anticipated to be higher or lower than the replacement estimates, and for what reason, as well as the magnitude of the differences in the estimates.

Given the housing market in the city of Inglewood and recent significant increases in rental rates, conversion to market rates is likely to be an attractive option for owners of the 600 at-risk units. The loss of these units to the affordable housing supply would be significant. The cost of producing an affordable unit to replace a lost unit is extremely high. For example, recent developments that were subsidized by City-sourced funds have had subsidies ranging from \$105,000 to \$289,000 per unit. The average local subsidy on these projects is about \$197,000 per unit. Generally, the higher the income limit which rents are restricted to, the lower the subsidy amount needed. The cost of *replacing* the 600 units at risk, calculated at the average per unit subsidy on current HCD projects, would be about \$118,200,000. In general, the cost of preserving affordable units is less than the cost of replacement. Preservation of at risk units can be accomplished in several ways, including acquisition of the property by qualified non-profit housing corporations, local housing authorities, or other organizations that are

committed to long-term affordable housing. As a part of the financing of this type of acquisition, long-term regulatory restrictions are recorded against the property, removing the risk of conversion. In projects where only a portion of the units are restricted, long term project-based subsidies can be put in place to preserve the affordability. The costs of preservation are significantly lower than the costs of replacement. Since the units are restricted to families with incomes at or below 80% of median income, the projects are able to carry some debt service. Therefore, the actual subsidy required to acquire all 600 units is less than the full purchase price. Current projects administered by the City have required subsidy levels of approximately \$125,000 per unit. Based on this assumption, the subsidy costs of the preservation of the 600 high-risk units is approximately \$ 81,000,000 million. This cost would be further reduced if the Housing Division is able to place project based Section 8 vouchers at the sites at the time of purchase.

Excluding financing costs and the availability of sites of suitable size and configuration for the construction of replacement units, the cost of replacement of the 600 at-risk units could range from \$63,000,000 million to \$173,400,000 million for the units at-risk during the 2008-2014 review period.

RESOURCES FOR PRESERVATION

Section 65583 (a)(8)(C) of the Government Code of the State of California requires that the Housing Element identify public and private nonprofit corporations that have legal and managerial capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on a corporation's expression of interest in acquiring and managing such projects.

If a nonprofit purchases an "at-risk" project, the City could provide gap financing using 20% funds as a leveraging mechanism and would require professional project management skills. If adequate project management capabilities do not exist based on the City's assessment, the nonprofit must contract with an outside professional management firm. Sources of funding for project acquisition would include conventional financing, State HCD funds such as California Housing Finance Agency funds, tax credits, bond financing, federal HOME funds, and local 20% tax increment funds.

The City of Inglewood's Consolidated Plan outlines the expected commitment of funds for a three year period. It is extremely difficult for the City to know very far in advance every potential source of funding that may or may not be available. Frequently, the City can only react to new Notices of Funding Availability as they are distributed by the federal government.

There are two agencies in the Inglewood area that could serve in the capacity to acquire and manage assisted housing developments. Neither agency currently owns units in the City of Inglewood.

The Inglewood Public Housing Authority (IPHA) is a public entity that is listed by the State Department of Housing and Community Development as expressing interest in being notified in the event of a potential conversion. This notification allows the IPHA to exercise a right of first refusal.

The other non-profit entity interested in the right of first refusal is the community-based organization Los Angeles Neighborhood Housing Services, Inc (LNHS). The City entered into an agreement with LNHS in 2008. This community-based organization assumed the role previously identified under the Inglewood Neighborhood Housing Services (INS) that is no longer under contract to the City. Recent increases in the cost of housing throughout the region, including Inglewood, has made it impossible for programs to close the gap between what is affordable for income qualified households and the price of ownership. While First Time Home Buyer Programs and Housing Rehabilitation Loan Programs remain in effect, there are moribund pending changes in housing prices (FTHBP) or restrictions (Loans).

Sources of funds which may be considered for potential contributions to the above agencies' efforts to conserve the at-risk units are the Community Development Block Grant (CDBG) annual entitlement and the HOME Investment Partnership Act Program.

Historically, the City has devoted a major portion of the CDBG entitlement to housing preservation activities. The extent to which CDBG funds will be appropriated leaves a measure of uncertainty regarding the availability of these funds for preservation of the at-risk units. In addition the City of Inglewood receives appropriations from the Los Angeles World Airports and the Federal Aviation Administration (FAA) to rehabilitate adversely affected housing beneath the flight path to Los Angeles International Airport. The rehabilitation of housing units is confined to the insulation from excessive noise due to airport operations and incidental repairs necessary to accomplish sound insulation. This funding source is not intended to conserve subsidized units. However, the inventory of at-risk units may qualify for FAA and Los Angeles World Airports (LAWA) funding, if a particular project could be shown to need rehabilitation for the express purpose of providing mitigation to airport related noise beneath the flight path to the Los Angeles International Airport (LAX). At present none of the projects identified in the inventory are directly impacted by LAX noise contours.

This page intentionally left blank.

6| HOUSING RESOURCES

INTRODUCTION

This chapter analyzes the resources available for the development of housing in the City of Inglewood. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its fair share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs. The California Department of Housing and Community Development, as part of its evaluation and certification of Housing Elements, requires that cities identify adequate sites for new housing development to meet the RHNA. To comply with this identification requirement, a city has two options:

Identifying future development potential on vacant or underutilized sites; and
Identifying qualified substantial rehabilitation projects.

LAND INVENTORY

The identification of land suitable for residential development and the potential for these sites to satisfy the City's share of the regional housing need as determined by SCAG, is a key component of the Inglewood Housing Element. Since the mid-1960s when Inglewood was substantially built-out, the City has had limited vacant land zoned for residential use and now this land offers fewer opportunities for new housing. The land inventory includes land that falls into one of three categories:

- Vacant residentially zoned sites
- Vacant Non-residentially zoned sites with Planned Assembly Development (PAD) potential
- Underutilized residentially zoned sites

The City's site inventory was developed using several information sources including: City GIS data, Los Angeles County Assessor information, field surveys, and the City's Land Use Element and Zoning Ordinance. The land identified is located throughout the City with a significant portion located at the current site of the Hollywood Park racetrack (1050 S. Prairie) and former Daniel Freeman Medical Center.

The inventory has been divided into two parts. Table 6- 1 inventories and analyzes all larger properties in the City available for residential development. Appendix F contains a parcel by parcel breakdown of the Hollywood Park site. Appendix H includes a graphical parcel specific analysis of each potential development site listed in the Table 6- 1. The graphical site specific analysis also considers infrastructure, water availability, and environmental considerations. Smaller residential sites that have been determined to be vacant or underutilized have been compiled under Appendix G. A parcel specific inventory was not done of these numerous sites.

Instead, infill development on these smaller sites has been projected for the planning period based on recent development trends of similar properties, discussed in greater detail below.

The properties included in Table 6- 1 include properties which have been identified as having the potential for more intense residential uses and also the potential to provide affordable housing based on criteria identified by developers. They are either vacant, substantially underutilized, or are slated for development through a public/private partnership that is already in process. Some slated for development are already under construction or have been constructed as well. They are all either residentially zoned or have the potential for residential use through the PAD process. The properties have also been evaluated for their potential to provide affordable housing. Based on input from affordable housing developers and industry professionals, two criteria were applied to all underutilized or vacant sites in order to determine whether a property could feasibly be developed with new affordable housing:

The size and allowed density of a property must allow a minimum of 20 units total onsite. If already developed with a residential use, the size and allowed density must allow at least twice the number of existing units to be built.

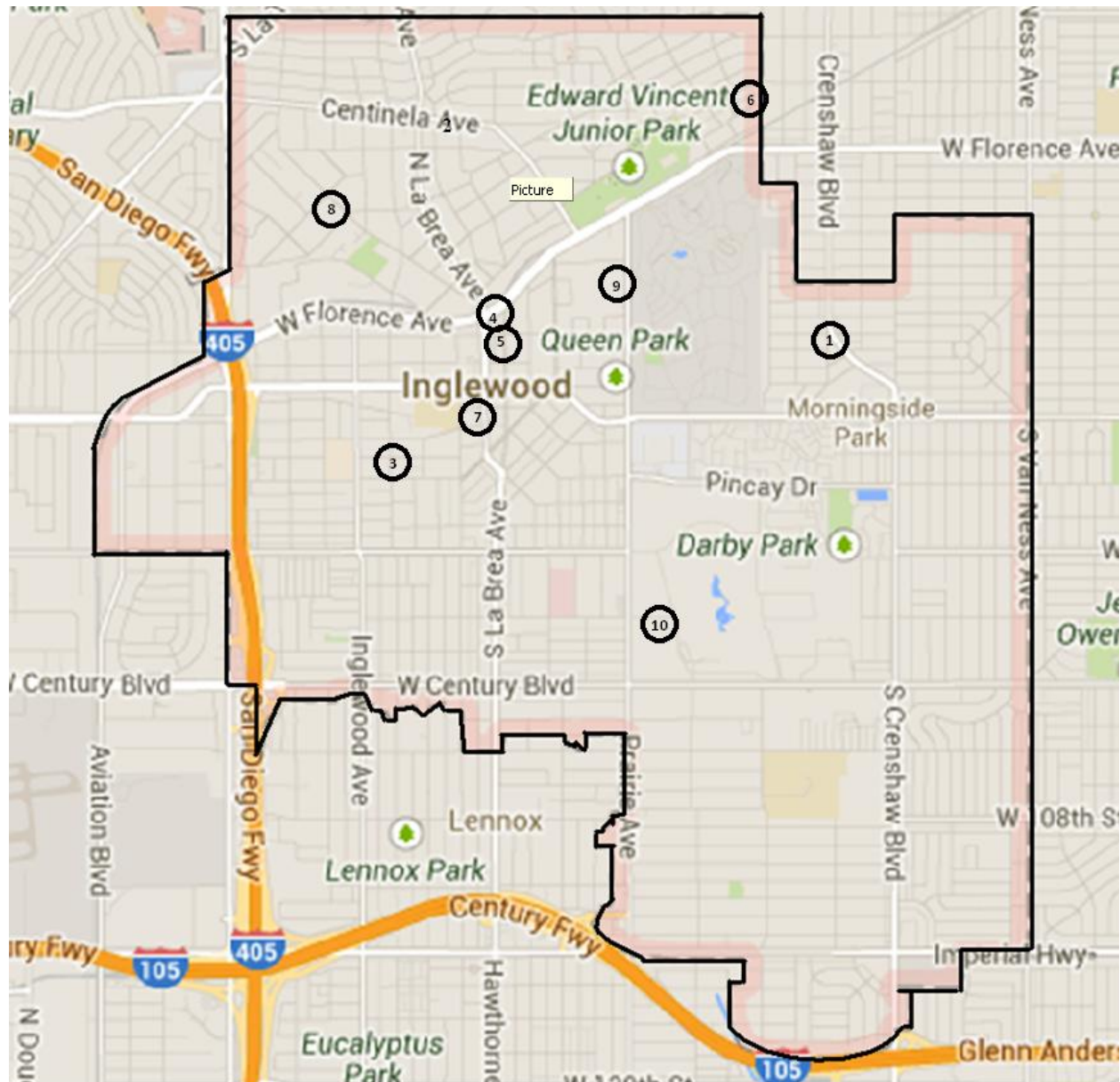
Those properties that do not meet these criteria but are still vacant and underutilized have been included in the list of smaller underutilized parcels. It is assumed that if these smaller properties are further built out with residential units, they would be rented or sold at market rates and would not contribute to the City's affordable housing stock. However, it is acknowledged that those "small" sites with more than two or three units are unlikely to be redeveloped as they tend to be built out.

Based on this criteria, ten (10) sites have been identified as having the potential to be developed with new affordable housing. The ten (10) sites are primarily in 'R' zones and the few that are in the C-1 zone would require approval of a PAD. The 'R' zoned properties are also eligible to apply for a higher density through the PAD process however the table below only considers the density allowed 'By Right', based on the approach taken by recent applicants of larger housing projects.

Table 6- 1: Available and Underutilized Sites (2013)

	Tract APN/ Nos.	Address	Zone	General Plan	Acres	Allowed Density	Unit Realistic Capacity	Land Existing Use	Infrastructure Capacity	Environmental Constraints
1	401102 1901	8205 Crenshaw Blvd.	R-3	Comm/ Res.	0.53	39 du/ac	6	Vacant	Yes	Noise-mitigated per the CalGreen Code
2	401600 2026	921 Edgewood St.	R-3	Comm/ Res.	0.51	39 du/ac	15 units propos ed	Abandoned- in plan check	Yes	Noise-mitigated per the CalGreen Code
3	402001 4010, 020, 021	Lime St x Eucalyptus Ave.	R-3	Medium Density	0.73	39 du/ac	29	Vacant	Yes	Noise-mitigated per the CalGreen Code
4	401502 8900- 909	La Brea x Florence	C-1	Medium Density	2.69	55 du/ac	148	Vacant	Yes	Noise-mitigated per the CalGreen Code
5	402100 8914, 402100 7904, 906	139/140 N. Market St.	C-1	Comm/ Res.	0.88	55 du/ac	48	Vacant	Yes	Noise-mitigated per the CalGreen Code
6	401300 6014, 015	6701-6713 West Blvd.	R-3	Low Medium density	0.53	39 du/ac	20	Vacant	Yes	Noise-mitigated per the CalGreen Code
7	402101 5018	100 E. Nutwood Ave.	C-1	Comm/ Res.	0.69	55 du/ac	62	Commercial Office Building	Yes	Noise-mitigated per the CalGreen Code
8	401702 5902, 903	716 W. Beach Ave.	R-3	Medium Density	0.34	39 du/ac	6	Vacant	Yes	Noise-mitigated per the CalGreen Code
9	401502 4020	333 N. Prairie	R-M	Hospital- Medical/ Res.	17.22	39 du/ac	671	Medical use no longer active, buildings almost entirely vacant	Upgrades likely needed	Noise-mitigated per the CalGreen Code
10	Lots 1- 188, 190- 205 of TTM 69906	1050 S. Prairie (Hollywood Park)	HPS P	Major Mixed Use	163.3	Range : 15 du/ac -85 du/ac	2,656 @ 30+ du/ac; 339 at 15 du/ac (2,995 Total)	racetrack and parking lot	Sewer adequate; water upgrades required	Noise-mitigated per the CalGreen Code; soil contamination to be removed during excavation
	TOTAL (10 sites)				187.4 2		4,000 total (3,661 @ 30+ du/ac)			

Figure 6- 1: Available and Underutilized Site Map (2013)



Key Sites for Housing with the Potential to Provide Affordable Housing

Site 1 (8205 Crenshaw Blvd.) is a vacant site that is currently under consideration by an affordable housing developer for the development of six (6) affordable units.

Site 2 (921 Edgewood) was previously used as a school and convalescent home. It has been vacant for a number of years. There are currently pending applications to convert the existing structure to fifteen (15) market rate apartments.

Sites 3 and 6 are vacant and zoned for multi-family development and have the potential to accommodate approximately 49 units by right and higher densities through the PAD process.

Sites 4, 5, and 7 are vacant and are zoned for commercial use but have the potential to be developed with 258 units through the PAD process. Though these sites are zoned C-1, they could be entirely residential when constructed, mixed-use is not required. Should mixed-use be desired, the sites are not subject to any height restrictions, therefore the maximum housing density is not precluded by development standards. Additionally, these three sites were previously owned by the Inglewood Redevelopment Agency. As they are not subject to any enforceable obligations, they will be sold. The State has mandated that all unobligated land previously held by the Redevelopment Agency, be sold.

Site 7 (100 E. Nutwood) is occupied by a small, vacant commercial office building and parking lot and is currently under consideration for affordable housing development by a non-profit housing developer.

Site 8 (716 W. Beach Ave) is a vacant site that is currently under consideration by an affordable housing developer for the development of six (6) affordable units.

Site 9 (333 N. Prairie) was the site of the former Daniel Freeman Medical Center (Figure 6- 2). The hospital and associated medical buildings are still onsite however they are almost entirely vacant. Due to the site's proximity to a future light rail station, it is anticipated that there will be an interest in developing residential and/or mixed-use on the site.



Figure 6- 2: Former Daniel Freeman Hospital (1/2014)

Site 10-Hollywood Park (1050 S. Prairie) is regulated by the Hollywood Park Specific Plan (HPSP), approved in 2009. The 238 acre site is currently occupied by a functioning horse racetrack, casino and associated parking lot.

While the site currently functions as a racetrack, it is no longer successful, as attendance has been declining for the past ten (10) years. According to an official announcement from the racing operator, the last race onsite will occur in December 2013 at which time the racetrack will close in preparation for demolition activity. The property is privately owned by the Hollywood Park Land Company who also manages the horse racing and casino aspects of the site. The racetrack is not subject to a lease for use of the racing facilities.

Previously zoned for Commercial-Recreational uses (none of which included housing), the HPSP has rezoned 163.3 acres (204 parcels) of the site for mixed-use development (including housing), multi-family housing, townhomes, and single family residences. The remainder of the

site has been rezoned for civic purposes, open space, commercial uses, a potential hotel, and the existing casino which will remain. The housing densities permitted by right range from 15-85 dwelling units per acre. Fifty-eight (58) properties can be developed at a density of 15 du/ac and the remaining 146 can be developed at 30 du/ac or greater. When built out, the site will provide 2,995 dwelling units. The plan also contains provisions to reduce or increase the number of housing units in exchange for various reductions or increases to the amounts of retail, office, or hotel space. If such exchange were to occur, the number of housing units provided on the site could range from a minimum of 1,975 to a maximum of 3,500. As such exchanges have not been proposed by the developer or City, the 2,995 potential units projected is based on the plan as written.

The HPSP includes a phasing component which divides the construction work into four (4) separate components (A, I, II, III) and the Plan specifically notes that after Phase A is complete, all the phases can occur simultaneously. Phase A has been completed. The following is a summary of the phases:

Phase A: casino renovation (complete)

Phase I: Demolition of existing buildings, construction of retail center in SW corner, mixed-use, multi-family development, potential hotel, portions of open space development

Phase II: multi-family development, portions of open space development

Phase III: multi-family and single-family development, remainder of open space development



Figure 6- 3: Hollywood Park Casino (1/2014)

The three phases of construction are planned such that they can occur simultaneously and in any sequential order. Development of housing units is permitted to begin at any time after the ministerial Planning and Building plan check process is completed. As of Fall 2013, building plan check is in process or has been completed for infrastructure improvements and portions of the open space/recreational facilities proposed under the Hollywood Park Specific Plan.

The housing developed at the Hollywood Park Site will be subject to a 'Plot Plan Review' process under the HPSP which is effectively the same administrative review process as the City's 'Site Plan Review'.

The Hollywood Park Project is almost entirely privately funded. However, the site is subject to an enforceable obligation with the City's former Redevelopment Agency. Under this agreement the former Agency has agreed to contribute a specified amount towards the construction of the site infrastructure.

Zoning Appropriate to Accommodate Housing for Lower-Income Households

The above identified underutilized sites can all accommodate densities of at least 30 du/acre with the exception of 58 parcels in the HPSP that can only accommodate 15 du/ac. Per Government Code Section 65583.2(c)(3)(B) the underlying zoning for all other parcels identified above and in the HPSP is consistent with the 30 du/acre standard for urban jurisdictions and therefore considered appropriate to accommodate housing for lower-income households. Therefore, any number of the 3,661 units inventoried on the 'Available and Underutilized Sites Analysis' could be developed as affordable housing.

In order to encourage the further development of underutilized and vacant sites, the city will provide potential developers with a list of substantially underutilized and vacant sites for their development consideration. In addition, there will be a coordinated effort between the Planning Division, the Redevelopment Agency, and the Community Development Block Grant Department to target housing development projects and advertise the availability of funds.

Realistic Development Capacity

The City is relying on a number of R-3 sites to provide additional housing during the planning period. The density allowed in the R-3 zone is 39 dwelling units per acre. In order to determine whether these sites can be built out to this density given the setback, height and other development standards, the City analyzed some of the identified projects as well as the as-built density of recent projects in the City.

The City analyzed the impact of the R-3 development standards on several of the above parcels. The pertinent R-3 development standards include the following:

- Max Height: 3 stories and 40'
- Front Yard Setback: 20% lot depth, maximum of 20'
- Rear Yard Setback: 20% lot depth, maximum of 20'
- Side Yard Setback: 7', increased by 3' for each story over 2
- Parking: 2 spaces per unit plus 1 visitor space for every 3 units
- Minimum dwelling unit size (1 bedroom): 700 square feet
- Requirement for provision of a children's play area of no specified size

This analysis indicates that these development standards will not prevent a parcel from being built out to the development potential indicated above in Table 6- 1: Available and Underutilized Sites (2013). However, if a developer desires to build larger units, they may not be able to achieve the unit counts indicated above.

The City also reviewed build out yields for housing projects constructed or under construction in the past five years. The results of this review revealed that in general housing projects can be built out to the maximum allowed density however if the development provides larger units, as is the case with 527 Regent which includes a number of multi-bedroom units, the resulting density is reduced.

Table 6- 2: As Built Densities

Address	Acreage	Zone	Max Allowed DU	No. Units Constructed	Resulting DU/ac
Yukon x 118 th	1.15	R-1	7	9	7
812 Osage	0.44	R-3	17	20	45
527 Regent	3.37	R-4	54	145	43



Figure 6- 4: Homes Completed in 2010 (Yukon x 118th)

Potential Development Constraints

Environmental constraints, infrastructure requirements and density factors are variables that affect residential development. The following analysis briefly addresses these variables and their impact on development.

Infrastructure: The sites identified have access to adequate sewer and water facilities with the exception of the

Hollywood Park sites as they will require the installation of sewer and water lines. These improvements are planned to occur concurrent with the housing development and are a mitigation measure in the EIR. Vacant or underutilized sites are not constrained by environmental issues. When issues arise, they can be addressed through appropriate mitigation measures or approval agreements. Infrastructure, public services and facilities are available to all of the sites previously identified and, therefore, development potential is realistic.

Flooding: There are no flood plains mapped in the City and there is no risk of flood expected.

Environmental: To determine whether any significant environmental features exist that could prevent or impact future housing development, City staff conducted an assessment of each site's conditions.

With the exception of Hollywood Park, none of the sites are known to have been previously contaminated with toxic substances requiring clean-up. On the Hollywood Park site there are some limited areas of soil contamination that will be remediated by removing contaminated soil during grading and excavation, per the project EIR.

There are no other known environmental constraints affecting these potential housing sites.

Noise: The Noise Element of the General Plan identifies aircraft noise, freeways, major arterials, collector roadways, and industrial plans as the major noise sources in the City. The City's noise ordinance applies standard noise mitigation measures and requirements for residential development. In addition, the recently adopted California Green Building Code that the City

now enforces requires that all exterior noise be mitigated to an acceptable level in all new housing units through insulation, insulated windows, and construction sealing techniques.

Small Vacant or Underutilized Sites

Underutilized sites in Inglewood, shown in Appendix G, also include 1,012 properties zoned P-1, R-2, R-2A, R-3, R-4, and R-M which are primarily small sites (less than 0.5 acres). These sites could accommodate an additional 4,547 dwelling units. The Planning Division currently receives occasional applications for new units on these types of small properties therefore they have been included in the survey of underutilized sites even though they do not allow for the development of 20 or more units. It is assumed that these units would be rented or sold at market rate prices and would not contribute to the City's affordable housing stock. During the period of August 1, 2012 through July 31, 2013, Inglewood received applications for the development of two (2) new single family dwelling units, second dwelling units, and garage apartments on vacant or underutilized small lots (lots less than 0.25 acres). During the same period one (1) year prior, one (1) application for a new single family dwelling units was received. Based on this information, the number of applications projected to be received annually for new single family, second dwellings, or garage apartments is estimated to be two (2).

Residential Housing Constructed or Approved

Between January 2008 and August 15, 2013, building permits were issued for twenty-nine (29) new market rate dwellings as well as the following income restricted units:

Figure 6- 5: Units Approved or Constructed (2008-2013)

Address	Status	Total New Units	Market Rate Units	MI Units	LI Units 51-60% MFI	VLI Units 31-50% MFI	ELI Units ≤ 30% MFI	Subsidy type and rents/sales price charged
527 Regent St. (Regent Square)	Built	145 MFR	2	24	97	22		Tax Credit/ Redevelop. Set-Aside/ HOME Studio (1): \$659 1 BR (36): \$609-893 2 BR (99): \$680-1,070 3 BR (7) : \$911-\$1,231
812 Osage	Built	20 MFR	--	--	3	16	1	Type of Subsidy 1 BR: \$162-520 2 BR: \$433-800 3 BR: \$1,141
Yukon x 118th	Built	9 SFR	--	9	--	--		2 nd trust deeds with Redev. Set-Aside Affordable sale price: \$223,700
Misc.		29	29					Assumed to be market rate based on small size of developments.
		203	40	24	101	38		

7 | APPENDICES

This page intentionally left blank.

APPENDIX A: GLOSSARY OF TERMS

This page intentionally left blank.

GLOSSARY OF TERMS

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a qualify for a density bonus pursuant to §65915.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and

Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Census: The official United States decennial enumeration of the population conducted by the federal government.

City: City with a capital "C" generally refers to City of Inglewood government or administration. City with a lower case "c" generally refers to the geographical area of the city.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: A single individual, or two (2) or more persons sharing a dwelling unit in a living arrangement usually characterized by sharing household/living expenses and sharing household operational/maintenance duties, as well as maintaining a single lease or rental agreement for all members of the household and other similar characteristics indicative of a single household.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation,

Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Home/Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Lacking a fixed, regular, or adequate nighttime residence; living in a shelter designated to provide temporary living arrangements; or having a primary nighttime residence that is a public or private place not designed for use as a regular sleeping accommodation for human beings, such as a car, park, abandoned building, or sidewalk.

Homeless youth: A person not older than 24 years who is homeless; at risk of becoming homeless; exiting foster care on the basis of age; has run away from home; or not older than 17 years, emancipated under State law, and either homeless or at risk of becoming homeless.

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low, or moderate income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in- commute; less than 1.0 indicates a net out-commute.

Large Household: A household with 5 or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints

identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: California Community Redevelopment Law previously provided authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing. Redevelopment agencies were disbanded throughout the State in 2012.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's

adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four nonelderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farm workers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with no limit on length of stay, that is operated by a supportive housing provider, that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The development may include space for ancillary supportive services used by residents only.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax: A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing: One or more buildings configured as a rental housing development that is exclusively designated and targeted for individuals and households at immediate risk of becoming homeless or transitioning from homelessness to permanent housing; and that is operated and managed by a transitional housing provider under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. The development may include space for ancillary supportive services used by residents only.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

This page intentionally left blank.

APPENDIX B: FINANCING RESOURCES

This page intentionally left blank.

FINANCING RESOURCES

Section 202

Description: Grants awarded to non-profit developers of supportive housing for the elderly.

Eligible Activities: New construction, rehabilitation, acquisition,

Application Deadline: June of each year

Funding Source: Federal

California Housing Finance Agency Mortgage Purchase Program

Description: CHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.

Eligible Activities: Home-buyer assistance

Application Deadline: n/a

Funding: State

California Housing Finance Agency Rental Housing Program

Description: Offers below market-rate financing to builders and developers of multiple-family and senior rental housing. Tax-exempt bonds provided below-market mortgages.

Eligible Activities: New construction, rehabilitation, acquisition of properties from 20 to 150 units

Application Deadline: Pending program renewal (updated 2/2012)

Funding: State

Supportive Housing Program

Description: Awards grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.

Eligible Activities: Housing for the disabled, transitional housing, supportive housing, support services

Application Deadline: Set by HUD annually

Funding: Federal

Multiple-Family Housing Program (MHP)

Description: Issues deferred payment loans for new construction, rehabilitation and preservation of rental housing.

Eligible Activities: New construction, rehabilitation, preservation

Application Deadline:

Funding: State

California Housing Rehab Program—Owner Component (CHRP)

Description: Offers low-interest loans for the rehabilitation of substandard homes owned and occupied by low-income households. City and non-profit agencies sponsor rehabilitation projects.

Eligible Activities: Rehabilitation, repair code violations, accessibility improvements, room additions, etc.

Application Deadline: n/a

Funding: State

Tax-Exempt Revenue Bond

Description: City-issued revenue bonds for developers to support low-income housing for low-income families at specific rates.

Eligible Activities: New construction, rehabilitation, acquisition

Application Deadline: n/a

Funding: Local

Freddie Mac

Description: Home Works-Provides 1st and 2nd mortgages that include rehabilitation loans. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.

Eligible Activities: Home-buyer assistance combined with rehabilitation.

Application Deadline: n/a

Funding: Private

Federal Home Loan Bank Affordable Housing Program

Description: Provides direct subsidies to non-profit and for-profit developers and public agencies for affordable low-income homeownership and rental housing.

Eligible Activities: New construction

Application Deadline: n/a

Funding: Private

California Community Reinvestment Corporation (CCRC)

Description: Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multiple-family rental housing. Non-profit and for-profit developers contact member banks.

Eligible Activities: New construction, rehabilitation, acquisition

Application Deadline: n/a

Funding: Private

Self-Help Housing

Description: Provides non-profit agencies with money for self-help construction supervision, loan packaging and homebuyer education.

Eligible Activities: Construction supervision, loan packaging, homebuyer education

Application Deadline: n/a

Funding: State

Shelter Plus Care

Description: Offers grants for rental assistance and support services to homeless persons living with disabilities.

Eligible Activities: Rental assistance, homeless assistance, support services

Application Deadline: Application may be submitted once a NOFA is published.

Funding: Federal

Low-Income Housing Tax Credit (LIHTC)

Description: Tax credits available to individuals and corporations to invest in low-income housing. Proceeds from the sales are typically used to create housing.

Eligible Activities: Construction of housing

Application Deadline: n/a

Funding: Federal

Section 203(k)

Description: Offers a long-term, low-interest loan at fixed rates to finance acquisition and rehabilitation of property.

Eligible Activities: Land acquisition, rehabilitation, relocation of units, refinance existing indebtedness

Application Deadline: Application may be submitted once a NOFA is published.

Funding: Federal

Section 811

Description: Provides grants to non-profit developers of supportive housing for persons with disabilities.

Eligible Activities: Acquisition, rehabilitation, new construction, rental assistance

Application Deadline: Application may be submitted once a NOFA is published.

Funding: Federal

APPENDIX C: BUILDING DIVISION FEE SCHEDULES

This page intentionally left blank.

BUILDING DIVISION FEE SCHEDULES

Table: Electrical Permit Fees

ELECTRICAL ITEM	<i>COST PER ITEM \$27.00 plus following items</i>
Receptacle, light, switch, lighting fixture	2.00
Range, oven, dryer, dishwasher, garbage disposal, fan, heater, ceiling heat circuit, misc. fixed appliances	22.00
Smoke Detector	5.00
SERVICES	
0-100 amp	33.00
100-200 amp	43.00
201-400 amp	65.00
401-600 amp	108.00
601-1000 amp	217.00
Over 1000 amp or 600 V	434.00

Source: Inglewood Building Division (2013)

Table: Plumbing Permit Fees

PLUMBING ITEM	<i>COST PER ITEM \$27.00 plus following items</i>
Gas System: 1 to 5 outlets	16.00
Gas System 6+ outlets (each)	3.00
Bathtub, dishwasher, floor drain/sink, laundry tub, lavatory, shower, sink/garbage disposal, toilet, urinal, washing machine	22.00
Water Heater	16.00
Water Piping (includes repair)	22.00
Lawn Sprinkler System	22.00

Source: Inglewood Building Division (2013)

Table: Sewer Permit Fees

SEWER ITEM	COST PER ITEM \$27.00 plus the following
Building Sewer	54.00
Septic Tank	-----
Cesspool	-----
Alter, repair or abandon sewer or disposal system	22.00
Saddle Connection	54.00
Industrial waste interceptor	33.00
House Sewer Manhole	22.00
Connection Each Additional Bldg.	22.00
Plan Check	0.85 X Total Fee

Source: Inglewood Building Division (2013)

Table: Heating and Ventilation Permit Fees

HEATING VENITILATION-A/C ITEM	COST PER ITEM \$25.00 plus the following
F.A.U. TO/INCL. 100,000 Btu's	54.00
F.A.U. Over 100,000 Btu's (less than 200,00)	81.00
Floor Furnace	38.00
Suspended, Wall or Unit Heater	38.00
Appliance Vent	22.00
Repair, Alter, Add to Existing	38.00
Boiler or Compressor to 30 hp	54.00
Absorption System to 500,000 Btu's	81.00
Air Handling Unit	33.00
Evaporative Cooler	33.00
Vent Fan	33.00
Ventilation System	54.00
Hood w/mechanical exhaust	81.00
Registers	2.00
Each appliance not listed	38.00
Gas System	15.00

Source: Inglewood Building Division (2013)

Additional fees may apply for Energy Plan Check, Strong Motion Plan Check, and General Plan Maintenance.

APPENDIX D: DATA SOURCES

This page intentionally left blank.

DATA SOURCES

In addition to data source references contained in the Housing Element, the following agencies or sources were referred to in preparation of the City of Inglewood Housing Element.

U.S. Department of Commerce, Bureau of the Census
Department of Finance: Demographic Research Unit
Southern California Association of Governments (SCAG)
Regional Comprehensive Plan and Guide
Longtin's California Land Use
Population and Housing Report
Commission on Affordable Housing, Needs for Seniors, 2002.
State of California, Employment Development Department, Labor Market
Information Division: Labor Force and Industry Employment
Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment
Axciom/Dataquick: Sales and Median Price Reports
U.S. Department of Commerce, Bureau of the Census: Survey of Income and
Program Participation
United States Department of Agriculture, National Agriculture Statistics
Service
City of Inglewood: General Plan, Zoning Code,
City of Inglewood Village Specific Plan,
Hollywood Park Specific Plan,
Housing Assistance Plan
City Council Agenda Reports and Land Use Database
U.S. Department of Housing and Urban Development/California Housing
Partnership Corporation: Federally-Assisted Multifamily Housing,
Prepayment Eligible and Project-Based Section 8 Expirations
U.S. Department of Housing and Urban Development (HUD), Office of
Policy Development and Research
Claritas
State of California, Department of Housing and Community Development:
California's Housing Markets, Statewide Housing Plan Update
State Consolidated Plan
City of Inglewood Building Standards: Building Valuation Data
Metroscan Property Profile Report.

This page intentionally left blank.

APPENDIX E: DISTRIBUTION LIST

This page intentionally left blank.

DISTRIBUTION LIST

1736 Family Crisis Center
Southern California Association of Governments
A Community of Friends
Habitat for Humanity-South Bay Region
Akila Concepts Incorporated
South Bay Cities Council of Governments
Beacon House Association of San Pedro
Culver City Housing Division
Casa de Los Angelitos
Los Angeles Neighborhood Housing Association
Center for the Pacific Asian Family, Incorporated
Hawthorne Housing Division
DCFS
Gardena Housing Division
Harbor Interfaith Shelter
Inglewood Neighborhood Housing Services
Healthview, Incorporated
People Assisting the Homeless
House of Yahweh
Sacred Heart Hospice, Inc.
Homes for Life Foundation
Housing Rights Center
Midnight Mission Family Housing
California Department of Fair Employment and Housing
Peace and Joy Care Center
HUD Programs Manager/ED Attn: Ms. Angie Pacheco
Rainbow Services Limited
Los Angeles Homeless Service Authority
Saint Margaret Center
Los Angeles County Health Department
Support for Harbor Area Women's Lives
Southern California Association of Non-Profit Housing
United States Veterans Initiative
Lamp Community
California Department of Housing and Community Development
Adobe Communities Federal Home Loan Bank of
Skid Row Housing Trust
The Community Development Commission
The Campaign for Affordable Housing
The California Reinvestment Coalition
California Assisted Living Network

7|Appendices

California Housing Finance Agency
U.S. Department of Housing and Urban Development
California Housing Law Project
California Alliance for Retired Americans
Residential Care Facilities, California Care Network Trilogy
Mayor James T. Butts
Councilman George Dotson
Councilman Alex Padilla
Councilman Eloy Morales, Jr.
Councilman Ralph Franklin
Library Director, City of Inglewood
Director of Parks, Recreation & Community Services Attn: Ms. Sabrina Barnes
Mr. Michael Falkow, Assistant City Manager
Mr. David Esparza, Assistant City Manager/ CFO
SHELTER PARTNERSHIP Attn: Ms. Nicky Viola, Project Manager
SHELTER PARTNERSHIP Attn: Ms. Ruth Schwartz, Executive Director
Mr. Louis Atwell, Public Works Director
Chief Fronterotta, Inglewood Police Department
Mr. Cal Saunders, City Attorney
Chairman Larry Springs
Commissioner Aide M. Trejo
Commissioner Terry Coleman
Commissioner David Rice
Commissioner Darius Leevy
Ms. Margarita Cruz, City of Inglewood
Ms. Sharon Koike, Acting Finance Director
PUBLIC COUNSEL LAW CENTER Attn: Ms. Remy De La Peza Attorney/E.J.W.F.

APPENDIX F: HOLLYWOOD PARK PARCEL SPECIFIC ANALYSIS

This page intentionally left blank.

HOLLYWOOD PARK PARCEL SPECIFIC ANALYSIS

Tract 69906 Lot No.	HPSP Zone (R=residential or mixed-use)	General Plan	Acres	Allowable Density (du/ac)	Potential Unit Capacity	Existing Land Use	Water Capacity	Sanitation Capacity	Environmental Constraints
1	R	Major Mixed Use	0.83	30	25	racetrack	Adequate with upgrades identified per EIR to occur concurrent with construction		Noise: mitigated by CalGreen Code requirements; Limited site contamination to be mitigated during site excavation per EIR
2	R	Major Mixed Use	0.96	30	29	racetrack			
3	R	Major Mixed Use	0.63	30	19	racetrack			
4	R	Major Mixed Use	1.04	30	31	racetrack			
5	R	Major Mixed Use	1.2	30	36	racetrack			
6	R	Major Mixed Use	2.03	30	61	racetrack			
7	R	Major Mixed Use	1.88	30	56	racetrack			
8	R	Major Mixed Use	1.35	30	41	racetrack			
9	R	Major Mixed Use	1.51	30	45	racetrack			
10	R	Major Mixed Use	1.92	15	29	racetrack			
11	R	Major Mixed Use	0.64	15	10	racetrack			
12	R	Major Mixed Use	1.05	15	16	racetrack			
13	R	Major Mixed Use	0.89	15	13	racetrack			
14	R	Major Mixed Use	0.6	15	9	racetrack			
15	R	Major Mixed Use	0.51	15	8	racetrack			
16	R	Major Mixed Use	0.9	15	14	racetrack			
17	R	Major Mixed Use	0.88	15	13	racetrack			
18	R	Major Mixed Use	0.76	15	11	racetrack			
19	R	Major Mixed Use	0.9	15	14	racetrack			
20	R	Major Mixed Use	0.92	15	14	racetrack			
21	R	Major Mixed Use	1.54	15	23	racetrack			
22	R	Major Mixed Use	1.1	15	17	racetrack			
23	R	Major Mixed Use	0.18	15	3	racetrack			
24	R	Major Mixed Use	0.15	15	2	racetrack			
25	R	Major Mixed Use	0.16	15	2	racetrack			
26	R	Major Mixed Use	0.15	15	2	racetrack			
27	R	Major Mixed Use	0.15	15	2	racetrack			
28	R	Major Mixed Use	0.15	15	2	racetrack			
29	R	Major Mixed Use	0.18	15	3	racetrack			
30	R	Major Mixed Use	0.64	15	10	racetrack			
31	R	Major Mixed Use	0.15	15	2	racetrack			
32	R	Major Mixed Use	0.12	15	2	racetrack			
33	R	Major Mixed Use	0.12	15	2	racetrack			
34	R	Major Mixed Use	0.15	15	2	racetrack			
35	R	Major Mixed Use	0.36	15	5	racetrack			
36	R	Major Mixed Use	0.45	15	7	racetrack			
37	R	Major Mixed Use	0.44	30	13	racetrack			
38	R	Major Mixed Use	0.71	30	21	racetrack			
39	R	Major Mixed Use	0.48	30	14	racetrack			
40	R	Major Mixed Use	1.02	30	31	racetrack			
41	R	Major Mixed Use	0.47	30	14	racetrack			
42	R	Major Mixed Use	0.87	30	26	racetrack			
43	R	Major Mixed Use	0.71	30	21	racetrack			
44	R	Major Mixed Use	0.52	30	16	racetrack			
45	R	Major Mixed Use	0.43	15	6	racetrack			
46	R	Major Mixed Use	0.5	15	8	racetrack			

Tract 69906 Lot No.	HPSP Zone (R=residential or mixed-use)	General Plan	Acres	Allowable Density (du/ac)	Potential Unit Capacity	Existing Land Use	Water Capacity	Sanitation Capacity	Environmental Constraints
47	R	Major Mixed Use	0.1	15	2	racetrack	Adequate with upgrades identified per EIR to occur concurrent with construction		Noise: mitigated by CalGreen Code requirements; Limited site contamination to be mitigated during site excavation per EIR
48	R	Major Mixed Use	0.1	15	2	racetrack			
49	R	Major Mixed Use	0.1	15	2	racetrack			
50	R	Major Mixed Use	0.1	15	2	racetrack			
51	R	Major Mixed Use	0.1	15	2	racetrack			
52	R	Major Mixed Use	0.2	15	3	racetrack			
53	R	Major Mixed Use	0.21	15	3	racetrack			
54	R	Major Mixed Use	0.15	15	2	racetrack			
55	R	Major Mixed Use	0.15	15	2	racetrack			
56	R	Major Mixed Use	0.15	15	2	racetrack			
57	R	Major Mixed Use	0.15	15	2	racetrack			
58	R	Major Mixed Use	0.15	15	2	racetrack			
59	R	Major Mixed Use	0.15	15	2	racetrack			
60	R	Major Mixed Use	0.19	15	3	racetrack			
61	R	Major Mixed Use	0.63	15	9	racetrack			
62	R	Major Mixed Use	0.15	15	2	racetrack			
63	R	Major Mixed Use	0.12	15	2	racetrack			
64	R	Major Mixed Use	0.12	15	2	racetrack			
65	R	Major Mixed Use	0.13	15	2	racetrack			
66	R	Major Mixed Use	0.51	15	8	racetrack			
67	R	Major Mixed Use	0.34	15	5	racetrack			
68	R	Major Mixed Use	0.77	30	23	racetrack			
69	R	Major Mixed Use	0.3	30	9	racetrack			
70	R	Major Mixed Use	0.46	30	14	racetrack			
71	R	Major Mixed Use	0.63	30	19	racetrack			
72	R	Major Mixed Use	0.4	30	12	racetrack			
73	R	Major Mixed Use	0.83	30	25	racetrack			
74	R	Major Mixed Use	0.5	30	15	racetrack			
75	R	Major Mixed Use	0.77	30	23	racetrack			
76	R	Major Mixed Use	0.54	30	16	racetrack			
77	R	Major Mixed Use	0.23	30	7	racetrack			
78	R	Major Mixed Use	0.2	30	6	racetrack			
79	R	Major Mixed Use	0.32	30	10	racetrack			
80	R	Major Mixed Use	0.57	30	17	racetrack			
81	R	Major Mixed Use	0.33	30	10	racetrack			
82	R	Major Mixed Use	0.29	30	9	racetrack			
83	R	Major Mixed Use	0.29	30	9	racetrack			
84	R	Major Mixed Use	0.64	30	19	racetrack			
85	R	Major Mixed Use	0.83	30	25	racetrack			
86	R	Major Mixed Use	0.55	15	8	racetrack			
87	R	Major Mixed Use	0.65	15	10	racetrack			
88	R	Major Mixed Use	0.1	15	2	racetrack			
89	R	Major Mixed Use	0.1	15	2	racetrack			
90	R	Major Mixed Use	0.1	15	2	racetrack			
91	R	Major Mixed Use	0.1	15	2	racetrack			
92	R	Major Mixed Use	0.11	15	2	racetrack			

Tract 69906 Lot No.	HPSP Zone (R=residential or mixed-use)	General Plan	Acres	Allowable Density (du/ac)	Potential Unit Capacity	Existing Land Use	Water Capacity	Sanitation Capacity	Environmental Constraints
93	R	Major Mixed Use	0.21	15	3	racetrack	Adequate with upgrades identified per EIR to occur concurrent with construction		Noise: mitigated by CalGreen Code requirements; Limited site contamination to be mitigated during site excavation per EIR
94	R	Major Mixed Use	0.58	30	17	racetrack			
95	R	Major Mixed Use	0.56	30	17	racetrack			
96	R	Major Mixed Use	0.85	30	26	racetrack			
97	R	Major Mixed Use	1.15	30	35	racetrack			
98	R	Major Mixed Use	1.7	30	51	racetrack			
99	R	Major Mixed Use	0.72	30	22	racetrack			
100	R	Major Mixed Use	1.13	85	96	racetrack			
101	R	Major Mixed Use	2.05	85	174	racetrack			
102	R	Major Mixed Use	1.34	85	114	racetrack			
103	R	Major Mixed Use	1.01	85	86	racetrack			
104	R	Major Mixed Use	1.01	85	86	racetrack			
105	R	Major Mixed Use	0.86	30	26	racetrack			
106	R	Major Mixed Use	1.06	30	32	racetrack			
107	R	Major Mixed Use	0.54	30	16	racetrack			
108	R	Major Mixed Use	1.04	30	31	racetrack			
109	R	Major Mixed Use	0.54	30	16	racetrack			
110	R	Major Mixed Use	0.51	30	15	racetrack			
111	R	Major Mixed Use	1.42	85	121	racetrack			
112	R	Major Mixed Use	1.51	85	128	racetrack			
113	R	Major Mixed Use	1.43	85	122	racetrack			
114	R	Major Mixed Use	1.03	85	88	racetrack			
115	R	Major Mixed Use	1.01	85	86	racetrack			
116	R	Major Mixed Use	1.01	85	86	racetrack			
117	R	Major Mixed Use	0.54	85	46	racetrack			
118	R	Major Mixed Use	0.47	85	40	racetrack			
119	R	Major Mixed Use	0.55	85	47	racetrack			
120	R	Major Mixed Use	0.71	85	60	racetrack			
121	R	Major Mixed Use	0.65	85	55	racetrack			
122	R	Major Mixed Use	1.01	85	86	racetrack			
123	R	Major Mixed Use	1.44	85	122	racetrack			
124	R	Major Mixed Use	1	85	85	racetrack			
125	R	Major Mixed Use	1.43	85	122	racetrack			
126	R	Major Mixed Use	2.53	85	215	racetrack			
127	R	Major Mixed Use	0.74	85	63	racetrack			
128	R	Major Mixed Use	1.16	85	99	racetrack			
129	R	Major Mixed Use	1.17	85	99	racetrack			
130	R	Major Mixed Use	0.74	85	63	racetrack			
131	R	Major Mixed Use	1.89	85	161	racetrack			
132	R	Major Mixed Use	1.75	85	149	racetrack			
133	R	Major Mixed Use	1.01	85	86	racetrack			
134	R	Major Mixed Use	1.01	85	86	racetrack			
135	R	Major Mixed Use	0.73	85	62	racetrack			
136	R	Major Mixed Use	0.73	85	62	racetrack			
137	R	Major Mixed Use	0.18	30	5	racetrack			
138	R	Major Mixed Use	0.19	30	6	racetrack			

Tract 69906 Lot No.	HPSP Zone (R=residential or mixed-use)	General Plan	Acres	Allowable Density (du/ac)	Potential Unit Capacity	Existing Land Use	Water Capacity	Sanitation Capacity	Environmental Constraints
139	R	Major Mixed Use	0.43	30	13	racetrack	Adequate with upgrades identified per EIR to occur concurrent with construction		Noise: mitigated by CalGreen Code requirements; Limited site contamination to be mitigated during site excavation per EIR
140	R	Major Mixed Use	1.23	30	37	racetrack			
141	R	Major Mixed Use	1.6	30	48	racetrack			
142	R	Major Mixed Use	1.31	30	39	racetrack			
143	R	Major Mixed Use	2.25	30	68	racetrack			
144	R	Major Mixed Use	0.53	30	16	racetrack			
145	R	Major Mixed Use	0.5	30	15	racetrack			
146	R	Major Mixed Use	0.35	30	11	racetrack			
147	R	Major Mixed Use	0.37	30	11	racetrack			
148	R	Major Mixed Use	0.57	30	17	racetrack			
149	R	Major Mixed Use	0.57	30	17	racetrack			
150	R	Major Mixed Use	0.85	30	26	racetrack			
151	R	Major Mixed Use	0.53	30	16	racetrack			
152	R	Major Mixed Use	0.63	30	19	racetrack			
153	R	Major Mixed Use	0.77	30	23	racetrack			
154	R	Major Mixed Use	1.21	30	36	racetrack			
155	R	Major Mixed Use	1.49	30	45	racetrack			
156	R	Major Mixed Use	1.31	30	39	racetrack			
157	R	Major Mixed Use	0.69	30	21	racetrack			
158	R	Major Mixed Use	0.22	30	7	racetrack			
159	R	Major Mixed Use	0.26	30	8	racetrack			
160	R	Major Mixed Use	0.98	30	29	racetrack			
161	R	Major Mixed Use	0.21	30	6	racetrack			
162	R	Major Mixed Use	0.14	30	4	racetrack			
163	R	Major Mixed Use	0.95	30	29	racetrack			
164	R	Major Mixed Use	0.52	30	16	racetrack			
165	R	Major Mixed Use	1.14	30	34	racetrack			
166	R	Major Mixed Use	0.47	30	14	racetrack			
167	R	Major Mixed Use	0.23	30	7	racetrack			
168	R	Major Mixed Use	0.54	30	16	racetrack			
169	R	Major Mixed Use	1.38	30	41	racetrack			
170	R	Major Mixed Use	0.65	30	20	racetrack			
171	R	Major Mixed Use	0.53	30	16	racetrack			
172	R	Major Mixed Use	0.25	30	8	racetrack			
173	R	Major Mixed Use	0.31	30	9	racetrack			
174	R	Major Mixed Use	0.5	30	15	racetrack			
175	R	Major Mixed Use	1.05	30	32	racetrack			
176	R	Major Mixed Use	0.96	30	29	racetrack			
177	R	Major Mixed Use	0.37	30	11	racetrack			
178	R	Major Mixed Use	0.92	30	28	racetrack			
179	R	Major Mixed Use	0.33	30	10	racetrack			
180	R	Major Mixed Use	0.62	30	19	racetrack			
181	R	Major Mixed Use	1.92	30	58	racetrack			
182	R	Major Mixed Use	1.01	30	30	racetrack			
183	R	Major Mixed Use	1.73	30	52	racetrack			
184	R	Major Mixed Use	0.92	85	78	racetrack			

Tract 69906 Lot No.	HPSP Zone (R=residential or mixed-use)	General Plan	Acres	Allowable Density (du/ac)	Potential Unit Capacity	Existing Land Use	Water Capacity	Sanitation Capacity	Environmental Constraints
185	R	Major Mixed Use	1.24	85	105	racetrack	Adequate with upgrades identified per EIR to occur concurrent with construction		Noise: mitigated by CalGreen Code requirements; Limited site contamination to be mitigated during site excavation per EIR
186	R	Major Mixed Use	1.58	85	134	racetrack			
187	R	Major Mixed Use	1.03	85	88	racetrack			
188	R	Major Mixed Use	2.52	85	214	racetrack			
190	R	Major Mixed Use	2.44	85	207	racetrack			
191	R	Major Mixed Use	1.00	85	85	racetrack			
192	R	Major Mixed Use	3	85	223	racetrack			
193	R	Major Mixed Use	0.67	85	57	racetrack			
194	R	Major Mixed Use	2.17	85	184	racetrack			
195	R	Major Mixed Use	0.06	85	5	racetrack			
196	R	Major Mixed Use	2.21	85	188	racetrack			
197	R	Major Mixed Use	0.23	85	20	racetrack			
198	R	Major Mixed Use	0.25	85	21	racetrack			
199	R	Major Mixed Use	1.05	85	89	racetrack			
200	R	Major Mixed Use	4.02	85	342	racetrack			
201	R	Major Mixed Use	1.42	85	121	racetrack			
202	R	Major Mixed Use	4.52	85	384	racetrack			
203	R	Major Mixed Use	0.65	85	55	racetrack			
204	R	Major Mixed Use	2.61	85	222	racetrack			
205	R	Major Mixed Use	0.89	85	76	racetrack			
TOTAL			163.29	MIN DU	1975	(w/o utilizing development equivalency program)			

This page intentionally left blank.

APPENDIX G: SMALL VACANT OR UNDERUTILIZED INVENTORY

This page intentionally left blank.

SMALL VACANT OR UNDERUTILIZED INVENTORY

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
1	4013014044	1064 E FAIRVIEW BL	P-1	Medium Density	4910	0.11	31/ac	4	1	3	Neither
2	4024033016	1240 MAPLE ST	P-1	Medium Density	7000	0.16	31/ac	5	1	4	Neither
3	4024032009	1235 MAPLE ST	P-1	Medium Density	7150	0.16	31/ac	5	1	4	Neither
4	4020001016	419 W OLIVE ST	P-1	Medium Density	7192	0.17	31/ac	5	1	4	Neither
5	4023007014	443 W 93RD ST	P-1	Medium Density	7200	0.17	31/ac	5	1	4	Neither
6	4017002042	506 W SHORT ST	P-1	Medium Density	7245	0.17	31/ac	5	1	4	Neither
7	4002018016	111 W HILLSDALE ST	P-1	Medium Density	7266	0.17	31/ac	7	1	6	Neither
8	4021030010	201 E TAMARACK AV	P-1	Medium Density	7300	0.17	31/ac	5	1	4	Neither
9	4023007015	447 W 93RD ST	P-1	Medium Density	7350	0.17	31/ac	5	1	4	Neither
10	4002021018	115 W 64TH PL	P-1	Medium Density	7488	0.17	31/ac	7	1	6	Neither
11	4020009003	211 S EUCALYPTUS AV	P-1	Medium Density	7500	0.17	31/ac	5	1	4	Neither
12	4020027005	417 S GREVILLEA AV	P-1	Medium Density	7500	0.17	31/ac	5	1	4	Neither
13	4032009025	3937 W 105TH ST	P-1	Medium Density	7520	0.17	31/ac	5	1	4	Neither
14	4033028025	3606 W 113TH ST	P-1	Medium Density	7527	0.17	31/ac	5	1	4	Neither
15	4032009009	3928 W 104TH ST	P-1	Medium Density	7680	0.18	31/ac	5	1	4	Neither
16	4032009027	3932 W 104TH ST	P-1	Medium Density	7797	0.18	31/ac	6	1	5	Neither
17	4032009026	3936 W 104TH ST	P-1	Medium Density	7797	0.18	31/ac	6	1	5	Neither
18	4021027003	622 E MANCHESTER DR	P-1	Medium Density	7971	0.18	31/ac	6	1	5	Neither
19	4013013035	1001 E 65TH ST	P-1	Medium Density	7999	0.18	31/ac	7	1	6	Neither
20	4020017003	212 S EUCALYPTUS AV	P-1	Medium Density	8000	0.18	31/ac	6	1	5	Neither
21	4021027004	624 E MANCHESTER DR	P-1	Medium Density	8000	0.18	31/ac	6	1	5	Neither
22	4036003029	10015 S CONDON AV	P-1	Medium Density	8056	0.18	31/ac	7	1	6	Neither
23	4034009009	4335 W 103RD ST	P-1	Medium Density	8220	0.19	31/ac	6	1	5	Neither
24	4034009006	4344 W 102ND ST	P-1	Medium Density	8220	0.19	31/ac	6	1	5	Neither
25	4033017015	3941 W 112TH ST	P-1	Medium Density	8250	0.19	31/ac	6	1	5	Neither
26	4023006010	910 S HOLLY ST	P-1	Medium Density	8398	0.19	31/ac	6	1	5	Neither
27	4026007006	8616 S 3RD AV	P-1	Medium Density	8505	0.20	31/ac	6	1	5	Neither
28	4026006006	8616 S 4TH AV	P-1	Medium Density	8505	0.20	31/ac	6	1	5	Neither
29	4026006019	8617 S 3RD AV	P-1	Medium Density	8505	0.20	31/ac	6	1	5	Neither
30	4027001019	9305 S VAN NESS AV	P-1	Medium Density	8505	0.20	31/ac	6	1	5	Neither
31	4034008007	4339 W 102ND ST	P-1	Medium Density	8640	0.20	31/ac	6	1	5	Neither
32	4024035003	312 E HARDY ST	P-1	Medium Density	8645	0.20	31/ac	6	2	4	Neither
33	4036003025	10019 S CONDON AV	P-1	Medium Density	8694	0.20	31/ac	8	2	6	Neither
34	4033024018	3936 W 112TH ST	P-1	Medium Density	8700	0.20	31/ac	6	2	4	Neither
35	4022023017	815 S FIR AV	P-1	Medium Density	8700	0.20	31/ac	6	1	5	Neither
36	4002020007	114 W 64TH PL	P-1	Medium Density	8747	0.20	31/ac	8	1	7	Neither
38	4024035004	316 E HARDY ST	P-1	Medium Density	8778	0.20	31/ac	6	2	4	Neither
37	4024-035-	316 EAST HARDY ST.	P-1	Low density	8778	0.20	31/ac	6	0	6	Neither
39	4017002041	510 W SHORT ST	P-1	Medium Density	8851	0.20	31/ac	6	2	4	Neither
40	4031026015	3400 W 113TH ST	P-1	Medium Density	9000	0.21	31/ac	6	2	4	Neither
41	4031026016	3408 W 113TH ST	P-1	Medium Density	9000	0.21	31/ac	6	1	5	Neither
42	4033016009	3942 W 111TH ST	P-1	Medium Density	9000	0.21	31/ac	6	2	4	Neither
43	4024044009	640 E 99TH ST	P-1	Medium Density	9000	0.21	31/ac	6	1	5	Neither
44	4021019012	118 E DAVIS DR	P-1	Medium Density	9060	0.21	31/ac	8	1	7	Neither
45	4021032033	142 E SPRUCE AV	P-1	Medium Density	9600	0.22	31/ac	7	2	5	Neither
46	4024007022	804 S OSAGE AV	P-1	Medium Density	9650	0.22	31/ac	7	1	6	Neither
47	4031026013	3324 W 113TH ST	P-1	Medium Density	9750	0.22	31/ac	7	3	4	Neither
48	4033017016	3935 W 112TH ST	P-1	Medium Density	9750	0.22	31/ac	7	2	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
49	4021019016	145 E HILLCREST BL	P-1	Medium Density	9784	0.22	31/ac	7	1	6	Neither
50	4021020031	145 E SPRUCE AV	P-1	Medium Density	10000	0.23	31/ac	7	2	5	Neither
51	4021020032	149 E SPRUCE AV	P-1	Medium Density	10000	0.23	31/ac	7	2	5	Neither
52	4021020033	153 E SPRUCE AV	P-1	Medium Density	10000	0.23	31/ac	7	3	4	Neither
53	4016005027	928 N EUCALYPTUS AV	P-1	Medium Density	10000	0.23	31/ac	7	3	4	Neither
54	4035013005	4034 LENNOX BL	P-1	Medium Density	10030	0.23	31/ac	7	1	6	Neither
55	4024021025	901 MAPLE ST	P-1	Medium Density	10044	0.23	31/ac	7	1	6	Neither
56	4014026017	1109 N WELTON WY	P-1	Medium Density	10248	0.24	31/ac	9	2	7	Neither
57	4021032008	133 E BUCKTHORN ST	P-1	Medium Density	10350	0.24	31/ac	7	3	4	Neither
58	4032016009	3928 W 105TH ST	P-1	Medium Density	10400	0.24	31/ac	7	3	4	Neither
59	4032017010	3928 W 106TH ST	P-1	Medium Density	10400	0.24	31/ac	7	3	4	Neither
60	4032017021	3929 W 107TH ST	P-1	Medium Density	10400	0.24	31/ac	7	2	5	Neither
61	4032017009	3934 W 106TH ST	P-1	Medium Density	10400	0.24	31/ac	7	2	5	Neither
62	4032016027	3937 W 106TH ST	P-1	Medium Density	10400	0.24	31/ac	7	1	6	Neither
63	4033026015	3844 W 113TH ST 0001	P-1	Medium Density	10528	0.24	31/ac	8	3	5	Neither
64	4031027011	3202 W 113TH ST	P-1	Medium Density	10800	0.25	31/ac	8	1	7	Neither
65	4020001004	217 S INGLEWOOD AV	P-1	Medium Density	11248	0.26	31/ac	8	1	7	Neither
66	4021019007	117 E HILLCREST BL	P-1	Medium Density	11745	0.27	31/ac	11	4	7	Neither
67	4032024004	3934 W 107TH ST	P-1	Medium Density	11765	0.27	31/ac	8	3	5	Neither
68	4033009022	3941 W 111TH ST	P-1	Medium Density	12000	0.28	39/ac	9	1	8	Neither
69	4011023005	8420 S CRENSHAW DR	P-1	Medium Density	12320	0.28	39/ac	9	5	4	Neither
70	4021033027	241 E BUCKTHORN ST	P-1	Medium Density	12350	0.28	39/ac	9	5	4	Neither
71	4017008004	932 N INGLEWOOD AV	P-1	Medium Density	12500	0.29	39/ac	9	5	4	Neither
72	4017008003	936 N INGLEWOOD AV	P-1	Medium Density	12500	0.29	39/ac	9	7	2	Neither
73	4017006006	940 N CEDAR ST	P-1	Medium Density	12500	0.29	39/ac	9	4	5	Neither
74	4017006005	942 N CEDAR ST	P-1	Medium Density	12500	0.29	39/ac	9	1	8	Neither
75	4015021017	415 E GRACE AV	P-1	Medium Density	12650	0.29	39/ac	9	3	6	Neither
76	4018014007	541 W OLIVE ST	P-1	Medium Density	12720	0.29	39/ac	9	1	8	Neither
77	4014022009	701 N MARLBOROUGH /	P-1	Medium Density	12879	0.30	39/ac	9	3	6	Neither
78	4014023021	1001 N WELTON WY	P-1	Medium Density	13348	0.31	39/ac	12	3	9	Neither
79	4018009001	124 N ASH AV	P-1	Medium Density	14000	0.32	39/ac	10	1	9	Neither
80	4021033026	245 E BUCKTHORN ST	P-1	Medium Density	14863	0.34	39/ac	11	1	10	Neither
81	4034012006	4014 W 102ND ST	P-1	Medium Density	15136	0.35	39/ac	11	6	5	Neither
82	4036003032	10020 S DALEROSE AV	P-1	Medium Density	16240	0.37	39/ac	15	1	14	Neither
83	4021020037	100 E HILLCREST BL	P-1	Medium Density	17700	0.41	39/ac	16	7	9	Neither
84	4024042020	641 E 97TH ST	P-1	Medium Density	17900	0.41	39/ac	13	1	12	Neither
85	4033025013	3940 W 113TH ST	P-1	Medium Density	18000	0.41	39/ac	13	1	12	Neither
86	4033026012	3812 W 113TH ST	P-1	Medium Density	18051	0.41	39/ac	13	8	5	Neither
87	4036006012	10005 S FIRMONA AV	P-1	Medium Density	19089	0.44	39/ac	17	1	16	Neither
88	4022029007	817 S GREVILLEA AV	P-1	Medium Density	19200	0.44	39/ac	14	4	10	Neither
89	4034010008	4217 W 103RD ST	R-2	Low Medium	5342	0.12	17/ac	2	1	1	Neither
90	4031-027-	3214-3216 WEST 113TH	R-2	Comm Residential	6000	0.14	17/ac	2	0	2	Neither
91	4030034014	3425 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
92	4030034012	3433 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
93	4030034011	3503 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
94	4030034010	3509 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
95	4030034009	3513 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
96	4032021023	3605 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
97	4032021022	3609 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
98	4032021020	3617 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
99	4032021019	3621 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
100	4032021011	3671 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
101	4032022025	3703 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
102	4032022024	3707 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
103	4032022023	3711 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
104	4032022022	3713 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
105	4032023015	3843 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
106	4032023013	3851 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
107	4033007018	3859 W 110TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
108	4032024025	3867 W 108TH ST	R-2	Low Medium	6040	0.14	17/ac	2	1	1	Neither
109	4023003017	966 S ASH AV	R-2	Low Medium	6045	0.14	17/ac	2	1	1	Neither
111	4015016016	377 E LA COLINA DR	R-2	Low Medium	6050	0.14	17/ac	2	1	1	Neither
110	4010033030	8451 S BYRD AV	R-2	Low Medium	6050	0.14	17/ac	2	1	1	Neither
112	4030035020	3125 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
113	4030035019	3129 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
114	4030035018	3133 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
115	4030035017	3137 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
116	4030035016	3141 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
117	4030035015	3145 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
118	4030035014	3149 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
119	4030035013	3153 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
120	4030035009	3221 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
121	4030035008	3227 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
122	4030035007	3229 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
123	4030035006	3231 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
124	4030035004	3243 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
125	4030035003	3245 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
126	4030035002	3249 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
127	4030034025	3313 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
128	4030034024	3317 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
129	4030034023	3323 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
130	4030034022	3327 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
131	4030034017	3413 W 108TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
132	4032010018	3815 W 105TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
133	4032009016	3901 W 105TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
134	4032009014	3904 W 104TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
135	4032009017	3905 W 105TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
136	4032009020	3919 W 105TH ST	R-2	Low Medium	6080	0.14	17/ac	2	1	1	Neither
137	4022010027	501 W ELM AV	R-2	Low Medium	6095	0.14	17/ac	2	1	1	Neither
138	4022009029	501 W SPRUCE AV	R-2	Low Medium	6095	0.14	17/ac	2	1	1	Neither
139	4022008001	502 W SPRUCE AV	R-2	Low Medium	6095	0.14	17/ac	2	1	1	Neither
140	4022003035	708 W SPRUCE AV	R-2	Low Medium	6098	0.14	17/ac	2	1	1	Neither
144	4036003008	10121 S CONDON AV	R-2	Low Medium	6116	0.14	17/ac	2	1	1	Neither
141	4023016005	9620 S OCEAN GATE AV	R-2	Low Medium	6116	0.14	17/ac	2	1	1	Neither
142	4023016004	9624 S OCEAN GATE AV	R-2	Low Medium	6116	0.14	17/ac	2	1	1	Neither
143	4023016003	9702 S OCEAN GATE AV	R-2	Low Medium	6116	0.14	17/ac	2	1	1	Neither
145	4023015004	9518 S REDFERN AV	R-2	Low Medium	6118	0.14	17/ac	2	1	1	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
146	4023002044	909 S ASH AV	R-2	Low Medium	6144	0.14	17/ac	2	1	1	Neither
148	4031002010	3319 W 109TH ST	R-2	Low Medium	6150	0.14	17/ac	2	1	1	Neither
147	4018024020	608 W KELSO ST	R-2	Low Medium	6150	0.14	17/ac	2	1	1	Neither
149	4018020006	308 S MYERS PL	R-2	Low Medium	6160	0.14	17/ac	2	1	1	Neither
150	4018020005	312 S MYERS PL	R-2	Low Medium	6160	0.14	17/ac	2	1	1	Neither
151	4018020004	316 S MYERS PL	R-2	Low Medium	6160	0.14	17/ac	2	1	1	Neither
152	4023026028	4838 W 99TH ST	R-2	Low Medium	6160	0.14	17/ac	2	1	1	Neither
153	4023014034	4951 W 98TH ST	R-2	Low Medium	6160	0.14	17/ac	2	1	1	Neither
154	4030034021	3331 W 108TH ST	R-2	Low Medium	6232	0.14	17/ac	2	1	1	Neither
155	4018025006	509 S OAK ST	R-2	Low Medium	6240	0.14	17/ac	2	1	1	Neither
156	4032013005	3606 W 105TH ST 0003	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
157	4032012004	3614 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
158	4032011037	3702 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
159	4032011036	3706 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
160	4032011014	3716 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
161	4032014007	3732 W 105TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
162	4032011024	3735 W 105TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
163	4032014006	3738 W 105TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
164	4032011010	3740 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
165	4032019004	3747 W 107TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
166	4032019005	3753 W 107TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
167	4032018016	3823 W 107TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
168	4032017018	3913 W 107TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
169	4032017019	3921 W 107TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
170	4032009010	3924 W 104TH ST	R-2	Low Medium	8000	0.18	14/ac	3	1	2	Neither
171	4032023017	3833 W 108TH ST	R-2	Low Medium	8003	0.18	14/ac	3	1	2	Neither
172	4009032020	2223 W 79TH ST	R-2	Low Medium	8100	0.19	14/ac	3	1	2	Neither
173	4034009013	4323 W 103RD ST	R-2	Low Medium	8100	0.19	14/ac	3	1	2	Neither
174	4032019015	3717 W 107TH ST	R-2	Low Medium	8160	0.19	14/ac	3	1	2	Neither
175	4032011033	3726 W 104TH ST	R-2	Low Medium	8160	0.19	14/ac	3	1	2	Neither
176	4032016016	3900 W 105TH ST	R-2	Low Medium	8160	0.19	14/ac	3	1	2	Neither
177	4018025001	529 S OAK ST	R-2	Low Medium	8190	0.19	14/ac	3	1	2	Neither
178	4033004026	3626 W 108TH ST	R-2	Low Medium	8250	0.19	14/ac	3	1	2	Neither
179	4033006029	3756 W 109TH ST	R-2	Low Medium	8250	0.19	14/ac	3	1	2	Neither
180	4018016020	631 W NECTARINE ST	R-2	Low Medium	8250	0.19	14/ac	3	1	2	Neither
181	4018025015	528 S SYCAMORE PL	R-2	Low Medium	8316	0.19	14/ac	3	1	2	Neither
182	4034009012	4324 W 102ND ST	R-2	Low Medium	8340	0.19	14/ac	3	1	2	Neither
183	4022010001	500 W HILLCREST BL	R-2	Low Medium	8550	0.20	14/ac	3	1	2	Neither
184	4034008020	4301 W 102ND ST	R-2	Low Medium	8640	0.20	14/ac	3	1	2	Neither
185	4034008015	4315 W 102ND ST	R-2	Low Medium	8640	0.20	14/ac	3	1	2	Neither
186	4034008013	4321 W 102ND ST	R-2	Low Medium	8640	0.20	14/ac	3	1	2	Neither
187	4034009016	4314 W 102ND ST	R-2	Low Medium	8642	0.20	14/ac	3	1	2	Neither
188	4033005009	3613 W 110TH ST	R-2	Low Medium	8700	0.20	14/ac	3	1	2	Neither
189	4033010027	3845 W 111TH ST	R-2	Low Medium	8700	0.20	14/ac	3	1	2	Neither
190	4034008018	4307 W 102ND ST	R-2	Low Medium	8700	0.20	14/ac	3	1	2	Neither
191	4023015023	9617 S FELTON AV	R-2	Low Medium	8778	0.20	14/ac	3	1	2	Neither
192	4032018012	3803 W 107TH ST	R-2	Low Medium	8800	0.20	14/ac	3	1	2	Neither
193	4034006002	4107 W 102ND ST	R-2	Low Medium	8820	0.20	14/ac	3	1	2	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
194	4034007002	4257 W 102ND ST	R-2	Low Medium	8820	0.20	14/ac	3	1	2	Neither
195	4023014019	9512 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
196	4023014020	9518 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
197	4023014021	9524 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
198	4023014023	9536 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
199	4023014024	9602 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
200	4023014025	9610 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
201	4023014030	9714 S FELTON AV	R-2	Low Medium	8844	0.20	14/ac	3	1	2	Neither
202	4018023012	500 W KELSO ST	R-2	Low Medium	8850	0.20	14/ac	3	1	2	Neither
203	4034009014	4322 W 102ND ST	R-2	Low Medium	8940	0.21	14/ac	3	1	2	Neither
204	4032012012	3649 W 105TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
205	4034007014	4233 W 102ND ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
206	4023024004	4821 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
207	4023024025	4826 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
208	4023012025	4847 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
209	4023024009	4847 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
210	4023024020	4852 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
211	4023024010	4853 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
212	4023024016	4914 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
213	4023023031	4920 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
214	4023025029	4920 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
215	4023023004	4933 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
216	4023023026	4938 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
217	4023014033	4947 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
218	4023025022	4958 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
219	4023025021	5002 W 99TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
220	4023015038	5015 W 98TH ST	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
221	4023013020	9731 S LARAWAY AV	R-2	Low Medium	8960	0.21	14/ac	3	1	2	Neither
222	4023003009	922 S ASH AV	R-2	Low Medium	8970	0.21	14/ac	3	1	2	Neither
223	4023003015	952 S ASH AV	R-2	Low Medium	8970	0.21	14/ac	3	1	2	Neither
224	4023003016	958 S ASH AV	R-2	Low Medium	8970	0.21	14/ac	3	1	2	Neither
225	4031004007	3119 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
226	4031012007	3125 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
227	4031005014	3126 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
228	4031006013	3146 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
229	4031003011	3207 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
230	4031003016	3212 W 108TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
231	4031003017	3216 W 108TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
232	4031019010	3217 W 112TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
233	4031006004	3231 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
234	4031019020	3232 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
235	4031011022	3250 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
236	4031011023	3256 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
237	4031010017	3302 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
238	4031010015	3307 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
239	4031015006	3321 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
240	4031015017	3324 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
241	4031007022	3400 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
242	4031015019	3402 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
243	4031010026	3408 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
244	4031018007	3409 W 112TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
245	4031002004	3413 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
246	4031016017	3413 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
247	4031002028	3426 W 108TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
248	4031023030	3432 W 112TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
249	4031016024	3510 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
250	4033012011	3617 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
251	4033020024	3632 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
252	4032022015	3654 W 107TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
253	4033020028	3656 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
254	4032022014	3660 W 107TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
255	4033021002	3661 W 113TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
256	4033020029	3662 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
257	4033021001	3663 W 113TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
258	4033012030	3666 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
259	4033020030	3666 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
260	4033019016	3710 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
261	4033006008	3725 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
262	4033006026	3736 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
263	4033006027	3742 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
264	4033002026	3813 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
265	4033002004	3814 W 108TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
266	4033023010	3817 W 113TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
267	4033015005	3820 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
268	4033015006	3826 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
269	4033007024	3829 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
270	4033007009	3838 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
271	4033023002	3861 W 113TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
272	4033018001	3867 W 112TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
273	4033023001	3869 W 113TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
274	4033009001	3900 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
275	4033001027	3901 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
276	4033008002	3906 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
277	4033001026	3907 W 109TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
278	4033009002	3908 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
279	4033016004	3912 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
280	4033009017	3913 W 111TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
281	4033009004	3918 W 110TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
282	4033016022	3919 W 111TH PL	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
283	4033001009	3920 W 108TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
284	4033017017	3931 W 112TH ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
285	4018015016	515 W NECTARINE ST	R-2	Low Medium	9000	0.21	14/ac	3	1	2	Neither
286	4010033001	8477 S BYRD AV	R-2	Low Medium	9020	0.21	14/ac	3	1	2	Neither
287	4030034002	3549 W 108TH ST	R-2	Low Medium	9060	0.21	14/ac	3	1	2	Neither
288	4032021018	3627 W 108TH ST	R-2	Low Medium	9060	0.21	14/ac	3	1	2	Neither
289	4032021017	3629 W 108TH ST	R-2	Low Medium	9060	0.21	14/ac	3	1	2	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
290	4032024023	3901 W 108TH ST	R-2	Low Medium	9060	0.21	14/ac	3	1	2	Neither
291	4032024022	3907 W 108TH ST	R-2	Low Medium	9060	0.21	14/ac	3	1	2	Neither
292	4023016022	9515 S REDFERN AV	R-2	Low Medium	9108	0.21	14/ac	3	1	2	Neither
293	4023016024	9531 S REDFERN AV	R-2	Low Medium	9108	0.21	14/ac	3	1	2	Neither
294	4023016025	9535 S REDFERN AV	R-2	Low Medium	9108	0.21	14/ac	3	1	2	Neither
295	4023016026	9601 S REDFERN AV	R-2	Low Medium	9108	0.21	14/ac	3	1	2	Neither
296	4023016029	9623 S REDFERN AV	R-2	Low Medium	9108	0.21	14/ac	3	1	2	Neither
297	4030035012	3201 W 108TH ST	R-2	Low Medium	9120	0.21	14/ac	3	1	2	Neither
298	4030035011	3207 W 108TH ST	R-2	Low Medium	9120	0.21	14/ac	3	1	2	Neither
299	4030034019	3405 W 108TH ST	R-2	Low Medium	9120	0.21	14/ac	3	1	2	Neither
300	4030034018	3411 W 108TH ST	R-2	Low Medium	9120	0.21	14/ac	3	1	2	Neither
301	4032018021	3851 W 107TH ST	R-2	Low Medium	9120	0.21	14/ac	3	1	2	Neither
302	4023016013	9518 S OCEAN GATE AV	R-2	Low Medium	9174	0.21	14/ac	3	1	2	Neither
303	4023016009	9536 S OCEAN GATE AV	R-2	Low Medium	9174	0.21	14/ac	3	1	2	Neither
304	4023016002	9710 S OCEAN GATE AV	R-2	Low Medium	9174	0.21	14/ac	3	1	2	Neither
305	4032011017	3703 W 105TH ST	R-2	Low Medium	9280	0.21	14/ac	3	1	2	Neither
306	4032010030	3824 W 104TH ST	R-2	Low Medium	9280	0.21	14/ac	3	1	2	Neither
307	4031003003	3257 W 109TH ST	R-2	Low Medium	9300	0.21	14/ac	3	1	2	Neither
308	4033010019	3839 W 111TH ST	R-2	Low Medium	9300	0.21	14/ac	3	1	2	Neither
309	4032019021	3666 W 106TH ST	R-2	Low Medium	9600	0.22	14/ac	3	1	2	Neither
310	4032010008	3816 W 104TH ST	R-2	Low Medium	9600	0.22	14/ac	3	1	2	Neither
311	4032015004	3816 W 105TH ST	R-2	Low Medium	9600	0.22	14/ac	3	1	2	Neither
312	4032017012	3916 W 106TH ST	R-2	Low Medium	9600	0.22	14/ac	3	1	2	Neither
313	4036003013	10107 S CONDON AV	R-2	Low Medium	9639	0.22	14/ac	3	1	2	Neither
314	4018022009	516 W LIME ST	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
315	4018022007	526 W LIME ST	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
316	4018022027	527 W HILLCREST BL	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
317	4018022028	531 W HILLCREST BL	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
318	4018022029	535 W HILLCREST BL	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
319	4018022004	538 W LIME ST	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
320	4018022030	539 W HILLCREST BL	R-2	Low Medium	9650	0.22	14/ac	3	1	2	Neither
321	4033023030	3864 W 112TH ST	R-2	Low Medium	9750	0.22	14/ac	3	1	2	Neither
322	4032013006	10513 S YUKON AV	R-2	Low Medium	9760	0.22	14/ac	3	1	2	Neither
323	4030034007	3519 W 108TH ST	R-2	Low Medium	9815	0.23	14/ac	3	1	2	Neither
324	4032013029	3612 W 105TH ST	R-2	Low Medium	9920	0.23	14/ac	3	1	2	Neither
325	4032013009	3615 W 106TH ST	R-2	Low Medium	9920	0.23	14/ac	3	1	2	Neither
326	4032020028	3617 W 107TH ST	R-2	Low Medium	9920	0.23	14/ac	3	1	2	Neither
327	4032012016	3623 W 105TH ST	R-2	Low Medium	9920	0.23	14/ac	3	1	2	Neither
328	4032011032	3708 W 104TH ST	R-2	Low Medium	9920	0.23	14/ac	3	1	2	Neither
329	4033017021	3903 W 112TH ST	R-2	Low Medium	10200	0.23	14/ac	3	1	2	Neither
330	4032016020	3855 W 106TH ST	R-2	Low Medium	10400	0.24	14/ac	3	1	2	Neither
331	4032016024	3919 W 106TH ST	R-2	Low Medium	10400	0.24	14/ac	3	1	2	Neither
332	4032017020	3925 W 107TH ST	R-2	Low Medium	10400	0.24	14/ac	3	1	2	Neither
333	4031011015	3202 W 110TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither
334	4031003007	3229 W 109TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither
335	4033012024	3630 W 110TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither
336	4033020003	3653 W 112TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither
337	4033020001	3663 W 112TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
338	4033011007	3731 W 111TH ST	R-2	Low Medium	10500	0.24	14/ac	3	1	2	Neither
339	4032021016	3647 W 108TH ST	R-2	Low Medium	10570	0.24	14/ac	3	1	2	Neither
340	4034014802	4110 W 103RD ST	R-2	Low Medium	10965	0.25	14/ac	3	1	2	Neither
341	4034011008	4106 W 102ND ST	R-2	Low Medium	11100	0.25	14/ac	4	1	3	Neither
342	4018018029	547 W KELSO ST	R-2	Low Medium	11100	0.25	14/ac	4	2	2	Neither
343	4032018002	3850 W 106TH ST	R-2	Low Medium	11200	0.26	14/ac	4	1	3	Neither
344	4031002008	3329 W 109TH ST	R-2	Low Medium	11250	0.26	14/ac	4	2	2	Neither
345	4032022019	3727 W 108TH ST	R-2	Low Medium	11325	0.26	14/ac	4	2	2	Neither
346	4032021028	3644 W 107TH ST	R-2	Low Medium	11340	0.26	14/ac	4	2	2	Neither
347	4033015018	3841 W 111TH PL	R-2	Low Medium	11550	0.27	14/ac	4	2	2	Neither
348	4031016022	3428 W 111TH ST	R-2	Low Medium	11850	0.27	14/ac	4	2	2	Neither
349	4031023025	3400 W 112TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
350	4031010028	3416 W 110TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
351	4031007002	3417 W 110TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
352	4031017012	3503 W 112TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
353	4033012021	3612 W 110TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
354	4033015027	3825 W 111TH PL	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
355	4032010024	3849 W 105TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
356	4032010001	3856 W 104TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
357	4032017016	3903 W 107TH ST	R-2	Low Medium	12000	0.28	14/ac	4	2	2	Neither
358	4033024011	3904 W 112TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
359	4032016023	3909 W 106TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
360	4033009005	3926 W 110TH ST	R-2	Low Medium	12000	0.28	14/ac	4	1	3	Neither
361	4023023014	9816 S REDFERN AV	R-2	Low Medium	12040	0.28	14/ac	4	2	2	Neither
362	4018017029	641 W KELSO ST	R-2	Low Medium	12150	0.28	14/ac	4	1	3	Neither
363	4030035010	3215 W 108TH ST	R-2	Low Medium	12160	0.28	14/ac	4	1	3	Neither
364	4030035005	3239 W 108TH ST	R-2	Low Medium	12160	0.28	14/ac	4	1	3	Neither
365	4023003012	936 S ASH AV	R-2	Low Medium	12420	0.29	14/ac	4	2	2	Neither
366	4031001024	3552 W 108TH ST	R-2	Low Medium	12430	0.29	14/ac	4	1	3	Neither
367	4017-006-	942 CEDAR AVE.	R-2	Low density	12500	0.29	14/ac	4	1	3	Neither
368	4032012007	10403 S YUKON AV	R-2	Low Medium	12600	0.29	14/ac	4	2	2	Neither
369	4031018034	3300 W 111TH PL	R-2	Low Medium	12750	0.29	14/ac	4	2	2	Neither
370	4032020018	3652 W 106TH ST	R-2	Low Medium	12800	0.29	14/ac	4	2	2	Neither
371	4032020019	3660 W 106TH ST	R-2	Low Medium	12800	0.29	14/ac	4	1	3	Neither
372	4032015015	3815 W 106TH ST	R-2	Low Medium	12800	0.29	14/ac	4	1	3	Neither
373	4032018006	3826 W 106TH ST	R-2	Low Medium	12800	0.29	14/ac	4	1	3	Neither
374	4032010003	3840 W 104TH ST	R-2	Low Medium	12800	0.29	14/ac	4	2	2	Neither
375	4022006027	800 S OAK ST	R-2	Low Medium	12870	0.30	14/ac	4	1	3	Neither
376	4030034027	3303 W 108TH ST	R-2	Low Medium	12920	0.30	14/ac	4	1	3	Neither
377	4032013002	3656 W 105TH ST	R-2	Low Medium	12960	0.30	14/ac	4	2	2	Neither
378	4032023011	3857 W 108TH ST	R-2	Low Medium	13575	0.31	14/ac	4	1	3	Neither
379	4032014010	3714 W 105TH ST	R-2	Low Medium	14560	0.33	14/ac	5	2	3	Neither
380	4015021013	325 N HILLCREST BL	R-2	Low Medium	16800	0.39	14/ac	5	1	4	Neither
381	4031004014	3120 W 108TH ST	R-2	Low Medium	17400	0.40	14/ac	6	1	5	Neither
382	4033021030	3658 W 112TH ST	R-2	Low Medium	18000	0.41	14/ac	6	3	3	Neither
383	4033014006	3727 W 111TH PL	R-2	Low Medium	18000	0.41	14/ac	6	1	5	Neither
384	4033017001	3900 W 111TH PL	R-2	Low Medium	18000	0.41	14/ac	6	3	3	Neither
385	4032019001	10614 S DOTY AV	R-2	Low Medium	18560	0.43	14/ac	6	3	3	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
386	4018016016	611 W NECTARINE ST	R-2	Low Medium	18759	0.43	14/ac	6	1	5	Neither
387	4031016001	3551 W 111TH PL	R-2	Low Medium	19500	0.45	14/ac	6	1	5	Neither
388	4032012008	10419 S YUKON AV	R-2	Low Medium	22240	0.51	14/ac	7	4	3	Neither
389	4023015043	9500 S REDFERN AV	R-2	Low Medium	25935	0.60	14/ac	9	1	8	Neither
390	4031020022	3128 W 111TH PL	R-2	Low Medium	30000	0.69	14/ac	10	1	9	Neither
391	4013004024	1141 E 66TH ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
392	4013004014	1142 E 65TH ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
393	4013004015	1144 E 65TH ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
394	4013004016	1148 E 65TH ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
395	4014004020	328 E FAIRVIEW BL	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
396	4014004019	332 E FAIRVIEW BL	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
397	4014004018	336 E FAIRVIEW BL	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
398	4014029012	505 E HILLSDALE ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
399	4015008001	524 N MARLBOROUGH /	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
400	4015003022	525 E STEPNEY ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
401	4015006004	525 N MARLBOROUGH /	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
402	4015008018	712 E STEPNEY ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
403	4015008014	720 E STEPNEY ST	R-2A	Low Medium	5000	0.11	17/ac	2	1	1	Neither
404	4015008011	734 E STEPNEY ST	R-2A	Low Medium	5001	0.11	17/ac	2	1	1	Neither
405	4013015014	1014 E FAIRVIEW BL	R-2A	Low Medium	5002	0.11	17/ac	2	1	1	Neither
406	4014028003	1203 N WELTON WY	R-2A	Low Medium	5009	0.11	17/ac	2	1	1	Neither
407	4013026025	713 N GAY ST	R-2A	Low Medium	5015	0.12	17/ac	2	1	1	Neither
408	4013026003	946 E 67TH ST	R-2A	Low Medium	5030	0.12	17/ac	2	1	1	Neither
409	4014005013	550 E FAIRVIEW BL	R-2A	Low Medium	5044	0.12	17/ac	2	1	1	Neither
410	4014021028	706 E 65TH ST	R-2A	Low Medium	5044	0.12	17/ac	2	1	1	Neither
411	4013018004	946 E FAIRVIEW BL	R-2A	Low Medium	5044	0.12	17/ac	2	1	1	Neither
412	4013003009	1124 E HYDE PARK BL	R-2A	Low Medium	5050	0.12	17/ac	2	1	1	Neither
413	4013004011	1132 E 65TH ST	R-2A	Low Medium	5050	0.12	17/ac	2	1	1	Neither
414	4013018015	924 E FAIRVIEW BL	R-2A	Low Medium	5074	0.12	17/ac	2	1	1	Neither
415	4013030016	817 E 67TH ST	R-2A	Low Medium	5090	0.12	17/ac	2	1	1	Neither
416	4015007002	701 E STEPNEY ST	R-2A	Low Medium	5104	0.12	17/ac	2	1	1	Neither
417	4015008016	715 E WARREN LN	R-2A	Low Medium	5105	0.12	17/ac	2	1	1	Neither
418	4014023019	593 E 67TH ST	R-2A	Low Medium	5112	0.12	17/ac	2	1	1	Neither
419	4013030018	809 E 67TH ST	R-2A	Low Medium	5130	0.12	17/ac	2	1	1	Neither
420	4013030017	815 E 67TH ST	R-2A	Low Medium	5130	0.12	17/ac	2	1	1	Neither
421	4013029003	808 E 67TH ST	R-2A	Low Medium	5132	0.12	17/ac	2	1	1	Neither
422	4013003008	1122 E HYDE PARK BL	R-2A	Low Medium	5140	0.12	17/ac	2	1	1	Neither
423	4013018007	935 E ALPHA ST	R-2A	Low Medium	5140	0.12	17/ac	2	1	1	Neither
424	4013024022	936 E 66TH ST	R-2A	Low Medium	5140	0.12	17/ac	2	1	1	Neither
425	4014005041	402 E FAIRVIEW BL	R-2A	Low Medium	5150	0.12	17/ac	2	1	1	Neither
426	4013010003	1022 E 67TH ST	R-2A	Low Medium	5170	0.12	17/ac	2	1	1	Neither
427	4013004013	1140 E 65TH ST	R-2A	Low Medium	5171	0.12	17/ac	2	1	1	Neither
428	4014011006	313 E HARGRAVE ST	R-2A	Low Medium	5175	0.12	17/ac	2	1	1	Neither
429	4013015002	1042 E FAIRVIEW BL	R-2A	Low Medium	5190	0.12	17/ac	2	1	1	Neither
430	4013005029	1103 E 67TH ST	R-2A	Low Medium	5190	0.12	17/ac	2	1	1	Neither
431	4014013034	328 E HARGRAVE ST	R-2A	Low Medium	5198	0.12	17/ac	2	1	1	Neither
432	4015007008	725 E STEPNEY ST	R-2A	Low Medium	5200	0.12	17/ac	2	1	1	Neither
433	4013011014	1044 E 66TH ST	R-2A	Low Medium	5210	0.12	17/ac	2	1	1	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
434	4013018013	927 E ALPHA ST	R-2A	Low Medium	5210	0.12	17/ac	2	1	1	Neither
435	4013023008	901 E 67TH ST	R-2A	Low Medium	5220	0.12	17/ac	2	1	1	Neither
436	4013018011	933 E ALPHA ST	R-2A	Low Medium	5230	0.12	17/ac	2	1	1	Neither
437	4013030023	807 E 67TH ST	R-2A	Low Medium	5240	0.12	17/ac	2	1	1	Neither
438	4014030004	329 E HILLSDALE ST	R-2A	Low Medium	5245	0.12	17/ac	2	1	1	Neither
439	4013026026	971 E 68TH ST	R-2A	Low Medium	5246	0.12	17/ac	2	1	1	Neither
440	4014005039	410 E FAIRVIEW BL	R-2A	Low Medium	5249	0.12	17/ac	2	1	1	Neither
441	4015001002	612 N MARLBOROUGH /	R-2A	Low Medium	5249	0.12	17/ac	2	1	1	Neither
442	4002030004	1209 N FOREST ST	R-2A	Low Medium	5250	0.12	17/ac	2	1	1	Neither
443	4014002014	4406 W 64TH ST	R-2A	Low Medium	5250	0.12	17/ac	2	1	1	Neither
444	4014003008	1311 N FAIR PL	R-2A	Low Medium	5258	0.12	17/ac	2	1	1	Neither
445	4014013035	322 E HARGRAVE ST	R-2A	Low Medium	5266	0.12	17/ac	2	1	1	Neither
446	4013011020	1017 E 67TH ST	R-2A	Low Medium	5280	0.12	17/ac	2	1	1	Neither
447	4013003029	1127 E 65TH ST	R-2A	Low Medium	5280	0.12	17/ac	2	1	1	Neither
448	4013030013	820 E 65TH ST	R-2A	Low Medium	5280	0.12	17/ac	2	1	1	Neither
449	4013030012	824 E 65TH ST	R-2A	Low Medium	5280	0.12	17/ac	2	1	1	Neither
450	4013023023	900 E 65TH ST	R-2A	Low Medium	5280	0.12	17/ac	2	1	1	Neither
451	4014001032	1320 N BUCKLER AV	R-2A	Low Medium	5288	0.12	17/ac	2	1	1	Neither
452	4013004025	1139 E 66TH ST	R-2A	Low Medium	5292	0.12	17/ac	2	1	1	Neither
453	4013027003	906 E 68TH ST	R-2A	Low Medium	5300	0.12	17/ac	2	1	1	Neither
454	4014005012	546 E FAIRVIEW BL	R-2A	Low Medium	5310	0.12	17/ac	2	1	1	Neither
455	4014030003	321 E HILLSDALE ST	R-2A	Low Medium	5320	0.12	17/ac	2	1	1	Neither
456	4013030015	821 E 67TH ST	R-2A	Low Medium	5320	0.12	17/ac	2	1	1	Neither
457	4013010018	1003 E 68TH ST	R-2A	Low Medium	5327	0.12	17/ac	2	1	1	Neither
458	4013010017	1005 E 68TH ST	R-2A	Low Medium	5327	0.12	17/ac	2	1	1	Neither
459	4014021004	709 E 67TH ST	R-2A	Low Medium	5327	0.12	17/ac	2	1	1	Neither
460	4013015017	1009 E BRETT ST	R-2A	Low Medium	5336	0.12	17/ac	2	1	1	Neither
461	4013015015	1012 E FAIRVIEW BL	R-2A	Low Medium	5336	0.12	17/ac	2	1	1	Neither
462	4014018018	1207 N PARK AV	R-2A	Low Medium	5336	0.12	17/ac	2	1	1	Neither
463	4014005020	527 E ELLIS AV	R-2A	Low Medium	9013	0.21	11/ac	3	1	2	Neither
464	4014010020	406 E ELLIS AV	R-2A	Low Medium	9074	0.21	11/ac	3	1	2	Neither
465	4014002020	537 E FAIRVIEW BL	R-2A	Low Medium	9087	0.21	11/ac	3	1	2	Neither
466	4014032005	312 E HILLSDALE ST	R-2A	Low Medium	9222	0.21	11/ac	3	1	2	Neither
467	4014001029	575 E FAIRVIEW BL	R-2A	Low Medium	9222	0.21	11/ac	3	1	2	Neither
468	4014009020	520 E ELLIS AV	R-2A	Low Medium	9235	0.21	11/ac	3	1	2	Neither
469	4014009022	532 E ELLIS AV	R-2A	Low Medium	9248	0.21	11/ac	3	1	2	Neither
470	4014018005	711 E BRETT ST	R-2A	Low Medium	9250	0.21	11/ac	3	1	2	Neither
471	4014018006	715 E BRETT ST	R-2A	Low Medium	9250	0.21	11/ac	3	1	2	Neither
472	4014002033	4460 W 64TH ST	R-2A	Low Medium	9272	0.21	11/ac	3	1	2	Neither
473	4014011020	1120 N FOREST ST	R-2A	Low Medium	9326	0.21	11/ac	3	1	2	Neither
474	4013023013	925 E 66TH ST	R-2A	Low Medium	9330	0.21	11/ac	3	1	2	Neither
475	4013033017	1323 N CHESTER AV	R-2A	Low Medium	9348	0.21	11/ac	3	1	2	Neither
476	4014009021	526 E ELLIS AV	R-2A	Low Medium	9357	0.21	11/ac	3	1	2	Neither
477	4013033025	1322 N PARK AV	R-2A	Low Medium	9396	0.22	11/ac	3	1	2	Neither
478	4014002022	529 E FAIRVIEW BL	R-2A	Low Medium	9422	0.22	11/ac	3	1	2	Neither
479	4014011018	202 E ELLIS AV	R-2A	Low Medium	9596	0.22	11/ac	3	1	2	Neither
480	4013003014	1144 E HYDE PARK BL	R-2A	Low Medium	9600	0.22	11/ac	3	1	2	Neither
481	4013026007	929 E 68TH ST	R-2A	Low Medium	9630	0.22	11/ac	3	1	2	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
482	4014002012	4414 W 64TH ST	R-2A	Low Medium	9736	0.22	11/ac	3	1	2	Neither
483	4014005021	521 E ELLIS AV	R-2A	Low Medium	9740	0.22	11/ac	3	1	2	Neither
484	4013033024	1320 N PARK AV	R-2A	Low Medium	9849	0.23	11/ac	3	1	2	Neither
485	4014021005	715 E 67TH ST	R-2A	Low Medium	9910	0.23	11/ac	3	1	2	Neither
486	4013026019	968 E 67TH ST	R-2A	Low Medium	9950	0.23	11/ac	3	1	2	Neither
487	4014002030	4470 W 64TH ST	R-2A	Low Medium	9967	0.23	11/ac	3	1	2	Neither
488	4015006013	546 E STEPNEY ST	R-2A	Low Medium	10000	0.23	11/ac	3	1	2	Neither
489	4015006009	562 E STEPNEY ST 1	R-2A	Low Medium	10000	0.23	11/ac	3	1	2	Neither
490	4015006008	566 E STEPNEY ST	R-2A	Low Medium	10000	0.23	11/ac	3	1	2	Neither
491	4015006007	570 E STEPNEY ST	R-2A	Low Medium	10000	0.23	11/ac	3	1	2	Neither
492	4014028025	590 E BRETT ST	R-2A	Low Medium	10062	0.23	11/ac	3	1	2	Neither
493	4013026012	949 E 68TH ST	R-2A	Low Medium	10130	0.23	11/ac	3	1	2	Neither
494	4013026013	953 E 68TH ST	R-2A	Low Medium	10150	0.23	11/ac	3	1	2	Neither
495	4013026014	957 E 68TH ST	R-2A	Low Medium	10200	0.23	11/ac	3	1	2	Neither
496	4013026015	961 E 68TH ST	R-2A	Low Medium	10200	0.23	11/ac	3	1	2	Neither
497	4014002019	541 E FAIRVIEW BL	R-2A	Low Medium	10245	0.24	11/ac	3	1	2	Neither
498	4014001031	567 E FAIRVIEW BL	R-2A	Low Medium	10353	0.24	11/ac	3	1	2	Neither
499	4013026024	948 E 67TH ST	R-2A	Low Medium	10560	0.24	11/ac	3	1	2	Neither
500	4013023012	921 E 66TH ST	R-2A	Low Medium	10570	0.24	11/ac	3	1	2	Neither
501	4014002004	4444 W 64TH ST	R-2A	Low Medium	10595	0.24	11/ac	3	1	2	Neither
502	4014009029	500 E ELLIS AV	R-2A	Low Medium	10658	0.24	11/ac	3	1	2	Neither
503	4013023011	917 E 66TH ST	R-2A	Low Medium	11290	0.26	11/ac	3	1	2	Neither
504	4014003010	321 E FAIRVIEW BL	R-2A	Low Medium	11404	0.26	11/ac	3	1	2	Neither
505	4014003012	313 E FAIRVIEW BL	R-2A	Low Medium	11504	0.26	11/ac	3	1	2	Neither
506	4015007007	719 E STEPNEY ST	R-2A	Low Medium	12000	0.28	11/ac	3	1	2	Neither
507	4015007018	742 E STEPNEY PL	R-2A	Low Medium	12000	0.28	11/ac	3	1	2	Neither
508	4015001003	709 E STEPNEY PL	R-2A	Low Medium	12049	0.28	11/ac	3	1	2	Neither
509	4014002043	503 E FAIRVIEW BL	R-2A	Low Medium	12197	0.28	11/ac	3	1	2	Neither
510	4014002042	4456 W 64TH ST	R-2A	Low Medium	12232	0.28	11/ac	3	1	2	Neither
511	4015002009	590 E 67TH ST	R-2A	Low Medium	12371	0.28	11/ac	3	1	2	Neither
512	4013023010	911 E 67TH ST	R-2A	Low Medium	12390	0.28	11/ac	3	1	2	Neither
513	4013015006	1023 E BRETT ST	R-2A	Low Medium	13520	0.31	11/ac	4	2	2	Neither
514	4013023009	905 E 67TH ST	R-2A	Low Medium	13840	0.32	11/ac	4	1	3	Neither
515	4013018006	939 E ALPHA ST	R-2A	Low Medium	14195	0.33	11/ac	4	2	2	Neither
516	4013006035	1113 E 68TH ST	R-2A	Low Medium	14756	0.34	11/ac	4	2	2	Neither
517	4015008013	724 E STEPNEY ST	R-2A	Low Medium	16500	0.38	11/ac	4	2	2	Neither
518	4013001043	1149 E HYDE PARK BL	R-2A	Low Medium	37185	0.85	11/ac	10	1	9	Neither
519	4014017017	1215 N MARLBOROUGH	R-2A	Low Medium	46875	1.08	11/ac	12	1	11	Neither
520	4017002036	518 W SHORT ST	R-3	Medium Density	5625	0.13	31/ac	5	4	1	Neither
521	4034007029	4240 W 101ST ST	R-3	Medium Density	5890	0.14	31/ac	5	2	3	Neither
522	4017-015-	882 BEACH ST.	R-3	Medium Density	6098	0.14	31/ac	4	1	3	Neither
523	4017004046	535 W HILL ST	R-3	Medium Density	6693	0.15	31/ac	6	1	5	Neither
524	4024044034	1220 S FLOWER ST	R-3	Medium Density	7100	0.16	31/ac	6	1	5	Neither
525	4017015020	514 W HILL ST	R-3	Medium Density	7105	0.16	31/ac	6	1	5	Neither
526	4017004045	539 W HILL ST	R-3	Medium Density	7107	0.16	31/ac	6	2	4	Neither
527	4024037021	343 E 99TH ST	R-3	Medium Density	7140	0.16	31/ac	6	1	5	Neither
528	4020010012	310 S INGLEWOOD AV	R-3	Medium Density	7150	0.16	31/ac	7	1	6	Neither
529	4020010013	314 S INGLEWOOD AV	R-3	Medium Density	7150	0.16	31/ac	7	1	6	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
530	4021037024	545 S OSAGE AV	R-3	Medium Density	7150	0.16	31/ac	7	1	6	Neither
531	4022021022	222 W HILLCREST BL	R-3	Medium Density	7182	0.16	31/ac	7	1	6	Neither
532	4020015007	210 W KELSO ST	R-3	Medium Density	7200	0.17	31/ac	7	1	6	Neither
533	4016026036	221 E IVY AV	R-3	Medium Density	7235	0.17	31/ac	7	1	6	Neither
534	4017014025	506 W PLYMOUTH ST	R-3	Medium Density	7240	0.17	31/ac	7	1	6	Neither
535	4020027027	418 S FIR AV	R-3	Medium Density	7245	0.17	31/ac	7	1	6	Neither
536	4014022001	601 E 67TH ST	R-3	Medium Density	7250	0.17	31/ac	7	1	6	Neither
537	4015022027	608 E FLORENCE AV	R-3	Medium Density	7275	0.17	31/ac	7	1	6	Neither
538	4017004050	529 W HILL ST	R-3	Medium Density	7291	0.17	31/ac	7	1	6	Neither
539	4017004049	531 W HILL ST	R-3	Medium Density	7292	0.17	31/ac	7	1	6	Neither
540	4017004048	533 W HILL ST	R-3	Medium Density	7292	0.17	31/ac	7	1	6	Neither
541	4021005003	518 E QUEEN ST	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
542	4021025008	600 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
543	4021004036	601 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
544	4021025009	604 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
545	4021004035	605 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
546	4021025016	607 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
547	4021025010	610 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
548	4021025015	611 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
549	4021025011	612 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
550	4021004013	615 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
551	4021004002	616 E QUEEN ST	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
552	4021026026	629 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
553	4021026004	630 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
554	4021026006	636 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
555	4021026024	637 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
556	4021026023	639 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
557	4021026007	640 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
558	4021026022	643 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
559	4021026008	644 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
560	4021026009	650 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
561	4021026010	654 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
562	4021026011	656 E MANCHESTER TR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
563	4021026021	701 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
564	4021026018	715 E MANCHESTER DR	R-3	Medium Density	7300	0.17	31/ac	7	1	6	Neither
565	4016012010	325 E HYDE PARK BL	R-3	Medium Density	7331	0.17	31/ac	7	1	6	Neither
566	4014025019	546 E HYDE PARK PL	R-3	Medium Density	7360	0.17	31/ac	7	1	6	Neither
567	4017003010	553 W HILL ST	R-3	Medium Density	7420	0.17	31/ac	7	1	6	Neither
568	4030022001	10725 S VAN NESS AV	R-3	Medium Density	7440	0.17	31/ac	7	1	6	Neither
569	4002022002	131 W 64TH ST	R-3	Medium Density	7440	0.17	31/ac	7	1	6	Neither
570	4020016021	223 W KELSO ST	R-3	Medium Density	7440	0.17	31/ac	7	1	6	Neither
571	4020016024	233 W KELSO ST	R-3	Medium Density	7440	0.17	31/ac	7	1	6	Neither
572	4016011017	701 N EDGEWOOD ST	R-3	Medium Density	7471	0.17	31/ac	7	1	6	Neither
573	4018008004	113 N ASH AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
574	4015026037	204 N LOCUST ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
575	4022022004	211 W BUCKTHORN ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
576	4016015019	223 E STEPNEY ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
577	4016015018	225 E STEPNEY ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
578	4020015017	229 W LIME ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
579	4021030021	239 E TAMARACK AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
580	4020011006	324 W NECTARINE ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
581	4016012013	328 E PLYMOUTH ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
582	4020011007	332 W NECTARINE ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
583	4016016022	334 E STEPNEY ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
584	4020012015	406 S INGLEWOOD AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
585	4016026016	425 N EDGEWOOD ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
586	4021040024	600 E KELSO ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
587	4021040025	604 E KELSO ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
588	4017024017	604 W VENICE WY	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
589	4021040026	608 E KELSO ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
590	4016015003	616 N MARKET ST	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
591	4014031024	840 N CENTINELA AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
592	4014031025	844 N CENTINELA AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
593	4017006018	901 N ENTERPRISE AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
594	4014032014	914 N CENTINELA AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
595	4014032015	918 N CENTINELA AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
596	4014032017	922 N CENTINELA AV	R-3	Medium Density	7500	0.17	31/ac	7	1	6	Neither
597	4016019011	129 E HAZEL ST	R-3	Medium Density	7527	0.17	31/ac	5	1	4	Neither
598	4024018059	958 S ORCHARD DR	R-3	Medium Density	7546	0.17	31/ac	5	1	4	Neither
599	4017015009	892 W BEACH AV	R-3	Medium Density	7549	0.17	31/ac	5	1	4	Neither
600	4034008010	4328 W 101ST ST	R-3	Medium Density	7560	0.17	31/ac	5	1	4	Neither
601	4024041024	509 E 97TH ST	R-3	Medium Density	7560	0.17	31/ac	5	1	4	Neither
602	4017015012	891 N KINCAID AV	R-3	Medium Density	7590	0.17	31/ac	5	1	4	Neither
603	4016015010	226 E HYDE PARK BL	R-3	Medium Density	7606	0.17	31/ac	5	1	4	Neither
604	4024003009	820 JAVA AV	R-3	Medium Density	7645	0.18	31/ac	5	1	4	Neither
605	4020015022	412 S EUCALYPTUS AV	R-3	Medium Density	7650	0.18	31/ac	5	1	4	Neither
606	4015011002	312 E HAZEL ST	R-3	Medium Density	7697	0.18	31/ac	5	1	4	Neither
607	4010009011	2900 W 85TH ST	R-3	Medium Density	7705	0.18	31/ac	6	1	5	Neither
608		958 S. ORCHARD ST.	R-3	Medium Density	7711	0.18	31/ac	5	0	5	Neither
609	4024018065	1016 S ORCHARD DR	R-3	Medium Density	7742	0.18	31/ac	6	1	5	Neither
610	4020012014	332 W KELSO ST	R-3	Medium Density	7750	0.18	31/ac	6	1	5	Neither
611	4016028003	114 E IVY AV	R-3	Medium Density	7800	0.18	31/ac	6	1	5	Neither
612	4021029018	301 E TAMARACK AV	R-3	Medium Density	7800	0.18	31/ac	6	1	5	Neither
613	4021019001	520 S GREVILLEA AV	R-3	Medium Density	7819	0.18	31/ac	6	1	5	Neither
614	4013013002	1006 E HYDE PARK BL	R-3	Medium Density	7840	0.18	31/ac	6	1	5	Neither
615	4024016006	415 E HARDY ST	R-3	Medium Density	7850	0.18	31/ac	6	1	5	Neither
616	4020017005	220 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
617	4020017006	226 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
618	4020016005	314 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
619	4020016009	326 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
620	4020011018	331 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
621	4020012022	419 S EUCALYPTUS AV	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
622	4021036015	725 E NUTWOOD ST	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
623	4021036014	727 E NUTWOOD ST	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
624	4021036011	735 E NUTWOOD ST	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither
625	4021036043	737 E NUTWOOD ST	R-3	Medium Density	8000	0.18	31/ac	6	1	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
626	4021025013	621 E MANCHESTER DR	R-3	Medium Density	8030	0.18	31/ac	6	1	5	Neither
627	4017023011	712 W VENICE WY	R-3	Medium Density	8050	0.18	31/ac	6	1	5	Neither
628	4021034014	514 E KELSO ST	R-3	Medium Density	8060	0.19	31/ac	6	1	5	Neither
629	4017018100	818 N VICTOR AV	R-3	Medium Density	8098	0.19	31/ac	6	1	5	Neither
630	4034008021	4300 W 101ST ST	R-3	Medium Density	8100	0.19	31/ac	6	1	5	Neither
631	4017012006	326 W PLYMOUTH ST	R-3	Medium Density	8150	0.19	31/ac	6	1	5	Neither
632	4016011020	717 N EDGEWOOD ST	R-3	Medium Density	8160	0.19	31/ac	6	1	5	Neither
633	4022017001	736 S INGLEWOOD AV	R-3	Medium Density	8190	0.19	31/ac	6	1	5	Neither
634	4016025012	409 N MARKET ST	R-3	Medium Density	8198	0.19	31/ac	6	1	5	Neither
635	4016012019	308 E PLYMOUTH ST	R-3	Medium Density	8250	0.19	31/ac	6	1	5	Neither
636	4024003013	260 E BUCKTHORN ST	R-3	Medium Density	8259	0.19	31/ac	6	1	5	Neither
637	4018015014	508 W OLIVE ST	R-3	Medium Density	8280	0.19	31/ac	6	1	5	Neither
638	4024018066	1023 S LARCH ST	R-3	Medium Density	8295	0.19	31/ac	6	1	5	Neither
639	4021040009	619 S FLOWER ST	R-3	Medium Density	8299	0.19	31/ac	6	1	5	Neither
640	4015022011	700 E FLORENCE AV	R-3	Medium Density	8307	0.19	31/ac	6	1	5	Neither
641	4030032022	10643 S CRENSHAW BL	R-3	Medium Density	8308	0.19	31/ac	6	1	5	Neither
642	4018019001	425 W KELSO ST	R-3	Medium Density	8319	0.19	31/ac	6	1	5	Neither
643	4016012012	321 E HYDE PARK BL	R-3	Medium Density	8346	0.19	31/ac	6	1	5	Neither
644	4020028004	114 W LIME ST	R-3	Medium Density	8350	0.19	31/ac	6	1	5	Neither
645	4020028026	117 W HILLCREST BL	R-3	Medium Density	8350	0.19	31/ac	6	1	5	Neither
646	4020028009	132 W LIME ST	R-3	Medium Density	8350	0.19	31/ac	6	1	5	Neither
647	4020028021	137 W HILLCREST BL	R-3	Medium Density	8350	0.19	31/ac	6	1	5	Neither
648	4017010025	710 N INGLEWOOD AV	R-3	Medium Density	8400	0.19	31/ac	6	1	5	Neither
649	4024004027	300 E BUCKTHORN ST	R-3	Medium Density	8442	0.19	31/ac	6	1	5	Neither
650	4016017006	207 E HAZEL ST	R-3	Medium Density	8480	0.19	31/ac	6	1	5	Neither
651	4020011017	325 S EUCALYPTUS AV	R-3	Medium Density	8480	0.19	31/ac	6	1	5	Neither
652	4017015006	907 W BEACH AV	R-3	Medium Density	8481	0.19	31/ac	6	1	5	Neither
653	4055029014	11725 S CRENSHAW BL	R-3	Medium Density	8520	0.20	31/ac	6	2	4	Neither
654	4022021024	216 W HILLCREST BL	R-3	Medium Density	8520	0.20	31/ac	6	1	5	Neither
655	4014026033	617 E HYDE PARK BL	R-3	Medium Density	8542	0.20	31/ac	6	1	5	Neither
656	4020027033	142 W KELSO ST	R-3	Medium Density	8568	0.20	31/ac	6	1	5	Neither
657	4055029026	11601 S CRENSHAW BL	R-3	Medium Density	8640	0.20	31/ac	6	2	4	Neither
658	4010021031	2310 W 80TH ST	R-3	Medium Density	8640	0.20	31/ac	6	1	5	Neither
659	4021042017	712 S MYRTLE AV	R-3	Medium Density	8640	0.20	31/ac	6	2	4	Neither
660	4021041024	908 E LA PALMA DR	R-3	Medium Density	8640	0.20	31/ac	6	2	4	Neither
661	4021042007	721 S FLOWER ST	R-3	Medium Density	8685	0.20	31/ac	6	1	5	Neither
662	4021029009	336 E SPRUCE AV	R-3	Medium Density	8700	0.20	31/ac	6	1	5	Neither
663	4022021007	623 S FIR AV	R-3	Medium Density	8700	0.20	31/ac	6	2	4	Neither
664	4022021008	627 S FIR AV	R-3	Medium Density	8700	0.20	31/ac	6	2	4	Neither
665	4017003003	637 W HILL ST	R-3	Medium Density	8721	0.20	31/ac	6	2	4	Neither
666	4021041017	714 S LARCH ST	R-3	Medium Density	8730	0.20	31/ac	6	2	4	Neither
667	4020009011	231 S EUCALYPTUS AV	R-3	Medium Density	8738	0.20	31/ac	6	2	4	Neither
668	4021020024	115 E SPRUCE AV	R-3	Medium Density	8750	0.20	31/ac	6	2	4	Neither
669	4020027019	121 W LIME ST	R-3	Medium Density	8750	0.20	31/ac	6	1	5	Neither
670	4017006036	929 N ENTERPRISE AV	R-3	Medium Density	8750	0.20	31/ac	6	2	4	Neither
671	4024036006	322 E 97TH ST	R-3	Medium Density	8778	0.20	31/ac	6	1	5	Neither
672	4024035005	322 E HARDY ST	R-3	Medium Density	8778	0.20	31/ac	6	1	5	Neither
673	4024035031	327 E 97TH ST 0001	R-3	Medium Density	8778	0.20	31/ac	6	1	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
674	4024035027	407 E 97TH ST	R-3	Medium Density	8778	0.20	31/ac	6	2	4	Neither
675	4024035025	415 E 97TH ST	R-3	Medium Density	8778	0.20	31/ac	6	2	4	Neither
676	4021035035	605 E KELSO ST	R-3	Medium Density	8800	0.20	31/ac	6	2	4	Neither
677	4017015003	917 W BEACH AV	R-3	Medium Density	8800	0.20	31/ac	6	1	5	Neither
678	4034007001	4256 W 101ST ST	R-3	Medium Density	8820	0.20	31/ac	6	2	4	Neither
679	4022021001	603 S FIR AV	R-3	Medium Density	8901	0.20	31/ac	6	2	4	Neither
680	4020027032	144 W KELSO ST	R-3	Medium Density	8904	0.20	31/ac	6	2	4	Neither
681	4020013003	318 W LIME ST	R-3	Medium Density	8904	0.20	31/ac	6	1	5	Neither
682	4024040022	533 E 99TH ST	R-3	Medium Density	8950	0.21	31/ac	6	2	4	Neither
683	4024040012	540 E 97TH ST	R-3	Medium Density	8950	0.21	31/ac	6	2	4	Neither
684	4024042028	611 E 97TH ST	R-3	Medium Density	8950	0.21	31/ac	6	2	4	Neither
685	4024042027	615 E 97TH ST	R-3	Medium Density	8950	0.21	31/ac	6	2	4	Neither
686	4017008013	225 W PLYMOUTH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
687	4017008012	231 W PLYMOUTH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
688	4024038010	400 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
689	4024039006	516 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
690	4024040023	529 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
691	4024040020	541 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
692	4024040013	544 E 97TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
693	4017003014	549 W HILL ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
694	4017018047	609 W VENICE WY	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
695	4024044004	616 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
696	4024044005	620 E 99TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
697	4024042021	637 E 97TH ST	R-3	Medium Density	9000	0.21	31/ac	6	1	5	Neither
698	4016014011	328 E HYDE PARK BL	R-3	Medium Density	9030	0.21	31/ac	6	2	4	Neither
699	4013021020	964 E HYDE PARK BL	R-3	Medium Density	9088	0.21	31/ac	6	2	4	Neither
700	4030020006	2205 W 102ND ST	R-3	Medium Density	9165	0.21	31/ac	7	2	5	Neither
701	4035013021	10838 S OSAGE AV	R-3	Medium Density	9196	0.21	31/ac	7	1	6	Neither
702	4030020004	2215 W 102ND ST	R-3	Medium Density	9200	0.21	31/ac	7	2	5	Neither
703	4017013005	834 N ACACIA ST	R-3	Medium Density	9200	0.21	31/ac	7	2	5	Neither
704	4016014012	324 E HYDE PARK BL	R-3	Medium Density	9278	0.21	31/ac	7	1	6	Neither
705	4015010018	410 N EXTON AV	R-3	Medium Density	9300	0.21	31/ac	7	2	5	Neither
706	4016025014	417 N MARKET ST	R-3	Medium Density	9300	0.21	31/ac	7	1	6	Neither
707	4021037001	503 S PRAIRIE AV	R-3	Medium Density	9300	0.21	31/ac	7	1	6	Neither
708	4017023007	738 W VENICE WY	R-3	Medium Density	9326	0.21	31/ac	7	1	6	Neither
709	4015010023	432 N EXTON AV	R-3	Medium Density	9350	0.21	31/ac	7	2	5	Neither
710	4022012021	413 W SPRUCE AV	R-3	Medium Density	9434	0.22	31/ac	7	1	6	Neither
711	4016012032	317 E HYDE PARK BL	R-3	Medium Density	9444	0.22	31/ac	7	1	6	Neither
712	4020015009	200 W KELSO ST 0001	R-3	Medium Density	9460	0.22	31/ac	7	2	5	Neither
713	4021030016	219 E TAMARACK AV	R-3	Medium Density	9500	0.22	31/ac	7	2	5	Neither
714	4021030017	223 E TAMARACK AV	R-3	Medium Density	9500	0.22	31/ac	7	1	6	Neither
715	4021029006	328 E SPRUCE AV	R-3	Medium Density	9500	0.22	31/ac	7	2	5	Neither
716	4021030023	247 E TAMARACK AV	R-3	Medium Density	9600	0.22	31/ac	7	1	6	Neither
717	4021039013	608 S FLOWER ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
718	4022026005	609 S WALNUT ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
719	4022027016	612 S WALNUT ST	R-3	Medium Density	9600	0.22	31/ac	7	1	6	Neither
720	4021044016	708 S OSAGE AV	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
721	4021043004	711 S OSAGE AV	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
722	4021043014	712 S FLOWER ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
723	4021043005	715 S OSAGE AV	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
724	4021043006	717 S OSAGE AV	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
725	4022028024	726 S WALNUT ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
726	4024005020	810 S MYRTLE AV	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
727	4022029022	810 S WALNUT ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
728	4022029006	815 S GREVILLEA AV	R-3	Medium Density	9600	0.22	31/ac	7	1	6	Neither
729	4024006020	820 S FLOWER ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
730	4024005008	827 S FLOWER ST	R-3	Medium Density	9600	0.22	31/ac	7	2	5	Neither
731	4021032011	121 E BUCKTHORN ST	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
732	4021032030	132 E SPRUCE AV	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
733	4021037030	524 S FLOWER ST	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
734	4021037029	528 S FLOWER ST	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
735	4021039014	604 S FLOWER ST	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
736	4021039003	625 S OSAGE AV	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
737	4021043016	706 S FLOWER ST	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
738	4021044015	712 S OSAGE AV	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
739	4024006005	815 S OSAGE AV	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
740	4024006006	817 S OSAGE AV	R-3	Medium Density	9650	0.22	31/ac	7	1	6	Neither
741	4016025015	421 N MARKET ST	R-3	Medium Density	9679	0.22	31/ac	7	1	6	Neither
742	4021003008	140 N HILLCREST BL	R-3	Medium Density	9686	0.22	31/ac	7	1	6	Neither
743	4024004003	811 S MYRTLE AV	R-3	Medium Density	9700	0.22	31/ac	7	2	5	Neither
744	4021026027	664 E MANCHESTER TR	R-3	Medium Density	9782	0.22	31/ac	7	1	6	Neither
745	4022013019	723 S INGLEWOOD AV	R-3	Medium Density	9796	0.22	31/ac	7	1	6	Neither
746	4016013006	400 E HYDE PARK BL	R-3	Medium Density	9815	0.23	31/ac	7	2	5	Neither
747	4016001030	343 E PLYMOUTH ST	R-3	Medium Density	9843	0.23	31/ac	7	2	5	Neither
748	4021029025	334 E SPRUCE AV	R-3	Medium Density	9880	0.23	31/ac	7	2	5	Neither
749	4017015050	542 W HILL ST	R-3	Medium Density	9894	0.23	31/ac	7	1	6	Neither
750	4017024013	618 W VENICE WY	R-3	Medium Density	9900	0.23	31/ac	7	1	6	Neither
751	4021020013	118 E HILLCREST BL	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
752	4021020026	125 E SPRUCE AV	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither
753	4021020027	131 E SPRUCE AV	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
754	4021020028	133 E SPRUCE AV	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
755	4015026029	208 N LOCUST ST	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither
756	4017008015	215 W PLYMOUTH ST	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
757	4015026026	220 N LOCUST ST	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither
758	4016017011	222 E STEPNEY ST	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
759	4015026022	236 N LOCUST ST	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
760	4015026019	248 N LOCUST ST	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither
761	4016014015	312 E HYDE PARK BL	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
762	4016016033	312 E STEPNEY ST	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
763	4016012016	316 E PLYMOUTH ST	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
764	4016016007	328 E STEPNEY ST 4	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
765	4016016008	332 E STEPNEY ST	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither
766	4016014028	333 E STEPNEY ST	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
767	4015012024	456 N EDGEWOOD ST	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
768	4021035008	521 S FLOWER ST	R-3	Medium Density	10000	0.23	31/ac	7	3	4	Neither
769	4024003019	817 S LARCH ST	R-3	Medium Density	10000	0.23	31/ac	7	1	6	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
770	4024003004	823 S LARCH ST	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
771	4024003003	829 S LARCH ST	R-3	Medium Density	10000	0.23	31/ac	7	2	5	Neither
772	4015003036	622 N CENTINELA AV	R-3	Medium Density	10050	0.23	31/ac	7	1	6	Neither
773	4022022014	703 S FIR AV	R-3	Medium Density	10050	0.23	31/ac	7	2	5	Neither
774	4017004026	515 W HILL ST	R-3	Medium Density	10125	0.23	31/ac	7	1	6	Neither
775	4015011010	314 E HAZEL ST 1	R-3	Medium Density	10150	0.23	31/ac	7	3	4	Neither
776	4014024011	584 E HYDE PARK PL	R-3	Medium Density	10212	0.23	31/ac	7	2	5	Neither
777	4015011009	334 E HAZEL ST	R-3	Medium Density	10250	0.24	31/ac	7	3	4	Neither
778	4015011006	322 E HAZEL ST	R-3	Medium Density	10298	0.24	31/ac	7	2	5	Neither
779	4018015013	510 W OLIVE ST	R-3	Medium Density	10300	0.24	31/ac	7	1	6	Neither
780	4015012003	411 N EXTON AV	R-3	Medium Density	10350	0.24	31/ac	7	3	4	Neither
781	4017002001	520 W SHORT ST	R-3	Medium Density	10350	0.24	31/ac	7	1	6	Neither
782	4021039007	628 S FLOWER ST	R-3	Medium Density	10368	0.24	31/ac	7	2	5	Neither
783	4024041023	515 E 97TH ST	R-3	Medium Density	10382	0.24	31/ac	7	2	5	Neither
784	4017013011	415 W VENICE WY	R-3	Medium Density	10400	0.24	31/ac	7	3	4	Neither
785	4026016001	8800 S CRENSHAW BL	R-3	Medium Density	10440	0.24	31/ac	7	1	6	Neither
786	4017003038	545 W HILL ST	R-3	Medium Density	10454	0.24	31/ac	7	1	6	Neither
787	4020027036	130 W KELSO ST	R-3	Medium Density	10489	0.24	31/ac	7	1	6	Neither
788	4016017024	223 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
789	4016017023	225 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	3	5	Neither
790	4020011003	318 W NECTARINE ST	R-3	Medium Density	10500	0.24	31/ac	8	1	7	Neither
791	4016016015	321 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	3	5	Neither
792	4016016014	325 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
793	4016016013	329 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	1	7	Neither
794	4015004007	405 E HAZEL ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
795	4016017004	514 N MARKET ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
796	4016017003	516 N MARKET ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
797	4016017001	524 N MARKET ST	R-3	Medium Density	10500	0.24	31/ac	8	2	6	Neither
798	4016015007	214 E HYDE PARK BL	R-3	Medium Density	10537	0.24	31/ac	8	1	7	Neither
799	4021034010	803 E LA PALMA DR	R-3	Medium Density	10540	0.24	31/ac	8	2	6	Neither
800	4020012023	421 S EUCALYPTUS AV	R-3	Medium Density	10560	0.24	31/ac	8	2	6	Neither
801	4020015013	435 S FIR AV	R-3	Medium Density	10560	0.24	31/ac	8	2	6	Neither
802	4020014020	502 S EUCALYPTUS AV	R-3	Medium Density	10560	0.24	31/ac	8	1	7	Neither
803	4021034021	234 E TAMARACK AV	R-3	Medium Density	10600	0.24	31/ac	8	3	5	Neither
804	4021-034-	234 TAMARACK AVE.	R-3	Medium Density	10610	0.24	31/ac	8	2	6	Neither
805	4022022018	226 W SPRUCE AV	R-3	Medium Density	10624	0.24	31/ac	8	2	6	Neither
806	4017012005	322 W PLYMOUTH ST	R-3	Medium Density	10650	0.24	31/ac	8	3	5	Neither
807	4015010020	416 N EXTON AV	R-3	Medium Density	10700	0.25	31/ac	8	2	6	Neither
808	4030006001	3307 W 104TH ST	R-3	Medium Density	10750	0.25	31/ac	8	3	5	Neither
809	4013014028	1025 E HYDE PARK BL	R-3	Medium Density	10800	0.25	31/ac	8	2	6	Neither
810	4035013011	10908 S OSAGE AV	R-3	Medium Density	10890	0.25	31/ac	8	1	7	Neither
811	4020016018	214 W OLIVE ST	R-3	Medium Density	10900	0.25	31/ac	8	2	6	Neither
812	4022022022	719 S FIR AV	R-3	Medium Density	10962	0.25	31/ac	8	1	7	Neither
813	4021006008	109 N HILLCREST BL	R-3	Medium Density	11000	0.25	31/ac	8	2	6	Neither
814	4016012030	301 E HYDE PARK BL	R-3	Medium Density	11000	0.25	31/ac	8	2	6	Neither
815	4024041027	501 E 97TH ST	R-3	Medium Density	11000	0.25	31/ac	8	1	7	Neither
816	4016017005	500 N MARKET ST	R-3	Medium Density	11034	0.25	31/ac	8	2	6	Neither
817	4017020010	819 W FLORA DR	R-3	Medium Density	11055	0.25	31/ac	8	3	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
818	4017004039	931 W BEACH AV	R-3	Medium Density	11200	0.26	31/ac	8	3	5	Neither
819	4017010020	738 N INGLEWOOD AV	R-3	Medium Density	11250	0.26	31/ac	8	1	7	Neither
820	4013021021	960 E HYDE PARK BL	R-3	Medium Density	11280	0.26	31/ac	8	1	7	Neither
821	4014017006	653 E HYDE PARK BL	R-3	Medium Density	11385	0.26	31/ac	8	2	6	Neither
822	4017003004	627 W HILL ST	R-3	Medium Density	11421	0.26	31/ac	8	1	7	Neither
823	4021035024	320 E TAMARACK AV	R-3	Medium Density	11448	0.26	31/ac	8	3	5	Neither
824	4016001026	327 E PLYMOUTH ST	R-3	Medium Density	11520	0.26	31/ac	8	2	6	Neither
825	4024017043	1005 S LARCH ST	R-3	Medium Density	11544	0.27	31/ac	8	3	5	Neither
826	4017013025	849 W BEACH AV	R-3	Medium Density	11550	0.27	31/ac	8	1	7	Neither
827	4016001023	311 E PLYMOUTH ST	R-3	Medium Density	11580	0.27	31/ac	8	1	7	Neither
828	4030020005	2201 W 102ND ST	R-3	Medium Density	11600	0.27	31/ac	8	2	6	Neither
829	4021034011	240 E TAMARACK AV	R-3	Medium Density	11625	0.27	31/ac	8	2	6	Neither
830	4021041007	717 S MYRTLE AV	R-3	Medium Density	11640	0.27	31/ac	8	4	4	Neither
831	4020013015	329 W HILLCREST BL	R-3	Medium Density	11690	0.27	31/ac	8	2	6	Neither
832	4015011005	458 N EDGEWOOD ST	R-3	Medium Density	11700	0.27	31/ac	8	4	4	Neither
833	4016026020	437 N EDGEWOOD ST	R-3	Medium Density	11750	0.27	31/ac	8	2	6	Neither
834	4020013014	335 W HILLCREST BL	R-3	Medium Density	11760	0.27	31/ac	8	1	7	Neither
835	4020016017	218 W OLIVE ST	R-3	Medium Density	11850	0.27	31/ac	8	2	6	Neither
836	4016002010	933 N CENTINELA AV	R-3	Medium Density	11859	0.27	31/ac	8	1	7	Neither
837	4017009001	200 W PLYMOUTH ST	R-3	Medium Density	11872	0.27	31/ac	8	1	7	Neither
838	4017003006	607 W HILL ST	R-3	Medium Density	12000	0.28	31/ac	11	1	10	Neither
839	4016014021	612 N EDGEWOOD ST	R-3	Medium Density	12000	0.28	31/ac	11	5	6	Neither
840	4021036017	721 E NUTWOOD ST 1	R-3	Medium Density	12000	0.28	31/ac	11	5	6	Neither
841	4021037037	728 E NUTWOOD ST	R-3	Medium Density	12075	0.28	39/ac	11	4	7	Neither
842	4020011019	335 S EUCALYPTUS AV	R-3	Medium Density	12160	0.28	39/ac	11	5	6	Neither
843	4024040017	1201 S FLOWER ST	R-3	Medium Density	12172	0.28	39/ac	11	1	10	Neither
844	4015003004	516 E HYDE PARK BL	R-3	Medium Density	12264	0.28	39/ac	11	3	8	Neither
845	4015012009	335 E WARREN LN	R-3	Medium Density	12300	0.28	39/ac	11	5	6	Neither
846	4021019013	110 E DAVIS DR	R-3	Medium Density	12500	0.29	39/ac	11	1	10	Neither
847	4016010003	718 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	6	5	Neither
848	4017010018	726 N INGLEWOOD AV	R-3	Medium Density	12500	0.29	39/ac	11	4	7	Neither
849	4017009021	801 N EUCALYPTUS AV	R-3	Medium Density	12500	0.29	39/ac	11	6	5	Neither
850	4017009020	803 N EUCALYPTUS AV	R-3	Medium Density	12500	0.29	39/ac	11	6	5	Neither
851	4016010013	810 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	5	6	Neither
852	4016010014	814 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	5	6	Neither
853	4016010015	816 N MARKET ST 0004	R-3	Medium Density	12500	0.29	39/ac	11	6	5	Neither
854	4017017002	848 W BEACH AV	R-3	Medium Density	12500	0.29	39/ac	11	1	10	Neither
855	4017017028	849 N VICTOR AV	R-3	Medium Density	12500	0.29	39/ac	11	5	6	Neither
856	4017017039	853 N VICTOR AV	R-3	Medium Density	12500	0.29	39/ac	11	3	8	Neither
857	4016002019	908 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	5	6	Neither
858	4017005020	909 N CEDAR ST	R-3	Medium Density	12500	0.29	39/ac	11	6	5	Neither
859	4017007011	909 N INGLEWOOD AV	R-3	Medium Density	12500	0.29	39/ac	11	3	8	Neither
860	4016002018	912 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	4	7	Neither
861	4017005021	913 N CEDAR ST	R-3	Medium Density	12500	0.29	39/ac	11	5	6	Neither
862	4016002016	916 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	2	9	Neither
863	4017006009	922 N CEDAR ST	R-3	Medium Density	12500	0.29	39/ac	11	4	7	Neither
864	4016002015	924 N MARKET ST	R-3	Medium Density	12500	0.29	39/ac	11	1	10	Neither
865	4015022005	618 E FLORENCE AV	R-3	Medium Density	12563	0.29	39/ac	11	1	10	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
866	4022022016	218 W SPRUCE AV	R-3	Medium Density	12720	0.29	39/ac	12	2	10	Neither
867	4013013017	1058 E HYDE PARK BL	R-3	Medium Density	12880	0.30	39/ac	12	6	6	Neither
868	4017010042	714 N INGLEWOOD AV	R-3	Medium Density	13000	0.30	39/ac	12	5	7	Neither
869	4022020023	344 W HILLCREST BL	R-3	Medium Density	13020	0.30	39/ac	12	2	10	Neither
870	4017025027	517 W HYDE PARK BL	R-3	Medium Density	13050	0.30	39/ac	12	4	8	Neither
871	4017025029	533 W HYDE PARK BL	R-3	Medium Density	13050	0.30	39/ac	12	6	6	Neither
872	4017025013	538 W VENICE WY	R-3	Medium Density	13050	0.30	39/ac	12	4	8	Neither
873	4017024026	615 W HYDE PARK BL	R-3	Medium Density	13050	0.30	39/ac	12	5	7	Neither
874	4014023022	614 E HYDE PARK BL	R-3	Medium Density	13160	0.30	39/ac	12	3	9	Neither
875	4030007010	10243 S CRENSHAW BL	R-3	Medium Density	13260	0.30	39/ac	12	5	7	Neither
876	4014024010	580 E HYDE PARK PL	R-3	Medium Density	13272	0.30	39/ac	12	2	10	Neither
877	4014025024	527 E HYDE PARK BL	R-3	Medium Density	13299	0.31	39/ac	12	5	7	Neither
878	4024004001	801 S MYRTLE AV	R-3	Medium Density	13386	0.31	39/ac	12	2	10	Neither
879	4021003012	128 N HILLCREST BL	R-3	Medium Density	13400	0.31	39/ac	12	5	7	Neither
880	4021039006	1101 E LA PALMA DR	R-3	Medium Density	13440	0.31	39/ac	12	5	7	Neither
881	4021039005	633 S OSAGE AV	R-3	Medium Density	13440	0.31	39/ac	12	3	9	Neither
882	4022028013	730 S WALNUT ST	R-3	Medium Density	13440	0.31	39/ac	12	1	11	Neither
883	4022028026	733 S GREVILLEA AV	R-3	Medium Density	13440	0.31	39/ac	12	1	11	Neither
884	4021037009	802 E NUTWOOD ST	R-3	Medium Density	13440	0.31	39/ac	12	7	5	Neither
885	4024005006	815 S FLOWER ST	R-3	Medium Density	13440	0.31	39/ac	12	4	8	Neither
886	4025008012	8801 S CRENSHAW BL	R-3	Medium Density	13440	0.31	39/ac	12	3	9	Neither
887	4017004029	511 W HILL ST	R-3	Medium Density	13500	0.31	39/ac	12	1	11	Neither
888	4017020029	868 W GLENWAY DR	R-3	Medium Density	13800	0.32	39/ac	13	5	8	Neither
889	4017020030	878 W GLENWAY DR	R-3	Medium Density	13800	0.32	39/ac	13	4	9	Neither
890	4014031026	846 N CENTINELA AV	R-3	Medium Density	13950	0.32	39/ac	13	6	7	Neither
891	4030007009	10235 S CRENSHAW BL	R-3	Medium Density	14000	0.32	39/ac	13	5	8	Neither
892	4018009002	120 N ASH AV	R-3	Medium Density	14000	0.32	39/ac	13	1	12	Neither
893	4017024012	622 W VENICE WY	R-3	Medium Density	14355	0.33	39/ac	13	3	10	Neither
894	4021032027	124 E SPRUCE AV	R-3	Medium Density	14400	0.33	39/ac	13	5	8	Neither
895	4021043008	725 S OSAGE AV	R-3	Medium Density	14400	0.33	39/ac	13	5	8	Neither
896	4015004010	421 E HAZEL ST	R-3	Medium Density	14508	0.33	39/ac	13	1	12	Neither
897	4021020020	610 S GREVILLEA AV	R-3	Medium Density	14760	0.34	39/ac	13	3	10	Neither
898	4017-025-	716-720 BEACH ST.	R-3	Medium Density	14810	0.34	39/ac	13	0	13	Neither
899	4014024009	578 E HYDE PARK PL	R-3	Medium Density	14952	0.34	39/ac	14	2	12	Neither
900	4017013030	806 N ACACIA ST	R-3	Medium Density	14976	0.34	39/ac	14	2	12	Neither
901	4017021014	811 N AUSTIN AV	R-3	Medium Density	14980	0.34	39/ac	14	8	6	Neither
902	4017007006	933 N INGLEWOOD AV	R-3	Medium Density	15000	0.34	39/ac	14	8	6	Neither
903	4017019033	869 W GLENWAY DR	R-3	Medium Density	15100	0.35	39/ac	14	7	7	Neither
904	4017020027	858 W GLENWAY DR	R-3	Medium Density	15180	0.35	39/ac	14	3	11	Neither
905	4016001016	831 N CENTINELA AV	R-3	Medium Density	15360	0.35	39/ac	14	4	10	Neither
906	4014025021	521 E HYDE PARK BL	R-3	Medium Density	15531	0.36	39/ac	14	7	7	Neither
907	4013002003	1108 E FAIRVIEW BL	R-3	Medium Density	15600	0.36	39/ac	14	6	8	Neither
908	4017025010	527 W HYDE PARK BL	R-3	Medium Density	15660	0.36	39/ac	14	5	9	Neither
909	4016010005	704 N MARKET ST	R-3	Medium Density	15678	0.36	39/ac	14	4	10	Neither
910	4017019032	861 W GLENWAY DR	R-3	Medium Density	15900	0.37	39/ac	14	10	4	Neither
911	4020014018	503 S FIR AV	R-3	Medium Density	16000	0.37	39/ac	15	5	10	Neither
912	4020014010	508 S EUCALYPTUS AV	R-3	Medium Density	16000	0.37	39/ac	15	1	14	Neither
913	4022022017	222 W SPRUCE AV	R-3	Medium Density	16188	0.37	39/ac	15	1	14	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
914	4013031022	1020 N PARK AV	R-3	Medium Density	16224	0.37	39/ac	15	2	13	Neither
915	4036014044	10010 S BURIN AV	R-3	Medium Density	16440	0.38	39/ac	15	1	14	Neither
916	4017019085	871 W GLENWAY DR	R-3	Medium Density	16750	0.38	39/ac	15	7	8	Neither
917	4014025029	517 E HYDE PARK BL	R-3	Medium Density	17019	0.39	39/ac	15	11	4	Neither
918	4017012004	815 N ACACIA ST	R-3	Medium Density	17160	0.39	39/ac	16	7	9	Neither
919	4021042023	1016 E LA PALMA DR	R-3	Medium Density	17325	0.40	39/ac	15	11	4	Neither
920	4015003038	515 E STEPNEY ST	R-3	Medium Density	17398	0.40	39/ac	16	6	10	Neither
921	4015009007	400 N CENTINELA AV	R-3	Medium Density	17850	0.41	39/ac	16	1	15	Neither
922	4024040026	511 E 99TH ST	R-3	Medium Density	17900	0.41	39/ac	16	1	15	Neither
923	4024039038	526 E 99TH ST	R-3	Medium Density	17900	0.41	39/ac	16	1	15	Neither
924	4024039010	530 E 99TH ST	R-3	Medium Density	17900	0.41	39/ac	16	4	12	Neither
925	4024044003	610 E 99TH ST	R-3	Medium Density	17900	0.41	39/ac	16	9	7	Neither
926	4024043019	625 E 99TH ST	R-3	Medium Density	17900	0.41	39/ac	16	12	4	Neither
927	4015023012	550 E FLORENCE AV	R-3	Medium Density	18295	0.42	39/ac	17	1	16	Neither
928	4017002026	6924 S LA CIENEGA BL	R-3	Medium Density	18375	0.42	39/ac	17	3	14	Neither
929	4017005023	921 N CEDAR ST	R-3	Medium Density	18748	0.43	39/ac	17	12	5	Neither
930	4017010043	221 W HYDE PARK BL	R-3	Medium Density	18750	0.43	39/ac	17	4	13	Neither
931	4024005018	812 S MYRTLE AV	R-3	Medium Density	19200	0.44	39/ac	17	11	6	Neither
932	4016001015	821 N CENTINELA AV	R-3	Medium Density	19200	0.44	39/ac	17	10	7	Neither
933	4025017004	3200 W 99TH ST	R-3	Medium Density	19370	0.44	39/ac	18	5	13	Neither
934	4025017003	3216 W 99TH ST	R-3	Medium Density	19370	0.44	39/ac	18	5	13	Neither
935	4024006017	832 S FLOWER ST	R-3	Medium Density	19392	0.45	39/ac	18	3	15	Neither
937	4017018006	814 N VICTOR AV	R-3	Medium Density	20000	0.46	39/ac	18	16	2	Neither
936	4017 018	814 N. VICTOR AVE.	R-3	Medium Density	20000	0.46	39/ac	18	16	2	Neither
938	4024040027	501 E 99TH ST	R-3	Medium Density	21122	0.48	39/ac	19	5	14	Neither
939	4025017001	3232 W 99TH ST	R-3	Medium Density	21190	0.49	39/ac	19	5	14	Neither
940	4011 028	8302 S. CRENSHAW	R-3	Medium Density	21780	0.50	39/ac	19	16	3	Neither
941	4021034028	901 E LA PALMA DR 001	R-3	Medium Density	23000	0.53	39/ac	21	15	6	Neither
942	4020016025	232 W OLIVE ST	R-3	Medium Density	24390	0.56	39/ac	22	15	7	Neither
943	4020017018	231 W OLIVE ST	R-3	Medium Density	24910	0.57	39/ac	23	15	8	Neither
944	4017005038	946 W BEACH AV	R-3	Medium Density	25000	0.57	39/ac	23	18	5	Neither
945	4017028023	608 W HYDE PARK BL	R-3	Medium Density	25950	0.60	39/ac	24	17	7	Neither
946	4024043003	618 E 97TH ST	R-3	Medium Density	26850	0.62	39/ac	24	16	8	Neither
947	4016027021	250 E IVY AV	R-3	Medium Density	28175	0.65	39/ac	26	14	12	Neither
948	4017011010	817 N INGLEWOOD AV	R-3	Medium Density	30000	0.69	39/ac	27	18	9	Neither
949	4024017030	933 S LARCH ST	R-3	Medium Density	32074	0.74	39/ac	29	16	13	Neither
950	4017025033	521 W HYDE PARK BL	R-3	Medium Density	34974	0.80	39/ac	32	17	15	Neither
951	4016018008	621 N MARKET ST	R-3	Medium Density	55920	1.28	39/ac	51	29	22	Neither
952	4017026016	709 N INGLEWOOD AV	R-3	Medium Density	64750	1.49	39/ac	59	52	7	Neither
953	4017024031	630 W VENICE WY	R-3	Medium Density	87696	2.01	39/ac	80	58	22	Neither
954	4017023026	702 W VENICE WY	R-3	Medium Density	94221	2.16	39/ac	86	47	39	Neither
955	4020006030	303 W REGENT ST	R-4	Medium Density	6960	0.16	34/ac	6	1	5	Neither
956	4020006010	321 W REGENT ST	R-4	Medium Density	7310	0.17	34/ac	7	1	6	Neither
957	4020008032	108 S INGLEWOOD AV	R-4	Medium Density	7500	0.17	34/ac	6	1	5	Neither
958	4020008016	114 S INGLEWOOD AV	R-4	Medium Density	7500	0.17	34/ac	6	1	5	Neither
959	4020019031	122 N EUCALYPTUS AV	R-4	Medium Density	7500	0.17	34/ac	6	1	5	Neither
960	4018009006	633 W QUEEN ST	R-4	Medium Density	7500	0.17	34/ac	6	1	5	Neither
961	4020002006	416 W QUEEN ST	R-4	Medium Density	7680	0.18	34/ac	6	1	5	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) Based on LACo Assessor Maps	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
962	4020002008	424 W QUEEN ST	R-4	Medium Density	7680	0.18	34/ac	6	1	5	Neither
963	4020002010	432 W QUEEN ST	R-4	Medium Density	7680	0.18	34/ac	6	1	5	Neither
964	4018007007	507 W REGENT ST	R-4	Medium Density	7750	0.18	34/ac	6	2	4	Neither
965	4018007008	509 W REGENT ST	R-4	Medium Density	7750	0.18	34/ac	6	1	5	Neither
966	4018009014	111 N OAK ST	R-4	Medium Density	7767	0.18	34/ac	6	1	5	Neither
967	4020002012	444 W QUEEN ST	R-4	Medium Density	7840	0.18	34/ac	6	1	5	Neither
968	4020019008	113 N FIR AV	R-4	Medium Density	8000	0.18	34/ac	6	2	4	Neither
969	4020018004	115 S FIR AV	R-4	Medium Density	8000	0.18	34/ac	6	1	5	Neither
970	4020019011	123 N FIR AV	R-4	Medium Density	8000	0.18	34/ac	6	1	5	Neither
971	4020019030	126 N EUCALYPTUS AV	R-4	Medium Density	8000	0.18	34/ac	6	1	5	Neither
972	4020007024	308 W REGENT ST	R-4	Medium Density	8040	0.18	34/ac	6	2	4	Neither
973	4020006011	325 W REGENT ST	R-4	Medium Density	8500	0.20	34/ac	7	1	6	Neither
974	4020006012	329 W REGENT ST	R-4	Medium Density	8500	0.20	34/ac	7	1	6	Neither
975	4020018019	228 W QUEEN ST	R-4	Medium Density	8750	0.20	34/ac	7	1	6	Neither
976	4020018026	230 W QUEEN ST	R-4	Medium Density	8750	0.20	34/ac	7	1	6	Neither
977	4018012020	107 S ASH AV	R-4	Medium Density	9000	0.21	34/ac	7	1	6	Neither
978	4018010015	537 W QUEEN ST	R-4	Medium Density	9240	0.21	34/ac	7	1	6	Neither
979	4020019012	201 W QUEEN ST	R-4	Medium Density	9540	0.22	34/ac	8	3	5	Neither
980	4020007034	320 W REGENT ST	R-4	Medium Density	9933	0.23	34/ac	8	2	6	Neither
981	4018012009	640 W QUEEN ST	R-4	Medium Density	10560	0.24	34/ac	8	4	4	Neither
982	4018009019	135 N OAK ST	R-4	Medium Density	11040	0.25	34/ac	9	3	6	Neither
983	4020019010	213 W QUEEN ST	R-4	Medium Density	11550	0.27	34/ac	9	5	4	Neither
984	4020019015	219 W QUEEN ST	R-4	Medium Density	11550	0.27	34/ac	9	5	4	Neither
985	4020019023	230 W REGENT ST 0002	R-4	Medium Density	11550	0.27	34/ac	9	1	8	Neither
986	4020007033	315 W QUEEN ST	R-4	Medium Density	11550	0.27	34/ac	9	4	5	Neither
987	4020007013	330 W REGENT ST	R-4	Medium Density	11550	0.27	34/ac	9	4	5	Neither
988	4018010033	514 W REGENT ST	R-4	Medium Density	11550	0.27	34/ac	9	1	8	Neither
989	4018010032	516 W REGENT ST	R-4	Medium Density	11550	0.27	34/ac	9	3	6	Neither
990	4018009015	601 W QUEEN ST	R-4	Medium Density	11780	0.27	34/ac	9	1	8	Neither
991	4020020019	229 W REGENT ST	R-4	Medium Density	12600	0.29	54/ac	16	11	5	Neither
992	4018010013	529 W QUEEN ST	R-4	Medium Density	12705	0.29	54/ac	16	1	15	Neither
993	4018011001	544 W QUEEN ST	R-4	Medium Density	14000	0.32	54/ac	18	1	17	Neither
994	4020019022	226 W REGENT ST	R-4	Medium Density	15015	0.34	54/ac	19	8	11	Neither
995	4018011029	500 W QUEEN ST	R-4	Medium Density	17500	0.40	54/ac	22	16	6	Neither
996	4020019016	223 W QUEEN ST	R-4	Medium Density	18480	0.42	54/ac	23	18	5	Neither
997	4020004014	425 W REGENT ST	R-4	Medium Density	18600	0.43	54/ac	23	18	5	Neither
998	4020020016	235 W REGENT ST	R-4	Medium Density	19360	0.44	54/ac	24	14	10	Neither
999	4020007023	316 W REGENT ST	R-4	Medium Density	23100	0.53	54/ac	29	20	9	Neither
1000	4020008029	302 W QUEEN ST	R-4	Medium Density	27000	0.62	54/ac	34	23	11	Neither
1001	4024-042-	708 EAST HARDY ST.	R-M	Medical/Residential	8950	0.21	31/ac	6	0	6	Neither
1002	4021001032	645 E AERICK ST	R-M	Medium Density	10125	0.23	31/ac	7	1	6	Neither
1003	4024010014	923 S OSAGE AV	R-M	Medium Density	10530	0.24	31/ac	8	1	7	Neither
1004	4021001020	664 E REGENT ST	R-M	Medium Density	12150	0.28	39/ac	11	1	10	Neither
1005	4024011029	1027 S OSAGE AV	R-M	Medium Density	12166	0.28	39/ac	11	1	10	Neither
1006	4024012014	912 S MYRTLE AV	R-M	Medical/Residential	12168	0.28	39/ac	11	3	8	Neither
1007	4015022029	433 N PRAIRIE AV	R-M	Medical/Residential	12330	0.28	39/ac	11	1	10	Neither
1008	4021001045	133 N PRAIRIE AV	R-M	Medium Density	12556	0.29	39/ac	11	1	10	Neither
1009	4024011026	1043 S OSAGE AV	R-M	Medium Density	12560	0.29	39/ac	11	2	9	Neither

No.	APN or Tract/ Parcel Nos.	Address	Zone	GP Designation	Parcel Size (Sq.Ft.) <i>Based on LACo Assessor Maps</i>	Acres	Allowed Density	Realistic Unit Capacity	Existing # of Units	Number of New Units	Infrastructure/ Environmental Constraints
1010	4024010005	624 E ARBOR VITAE ST	R-M	Medical/Residential	13188	0.30	39/ac	12	5	7	Neither
1011	4024016025	1027 S MYRTLE AV	R-M	Medical/Residential	13338	0.31	39/ac	12	6	6	Neither
1012	4021004040	101 S PRAIRIE AV	R-M	Medium Density	13728	0.32	39/ac	12	1	11	Neither
1013	4024010016	937 S OSAGE AV	R-M	Medium Density	15678	0.36	39/ac	14	1	13	Neither
1014	4024042034	636 E HARDY ST	R-M	Medium Density	17900	0.41	39/ac	16	4	12	Neither
1015	4021001046	633 E AERICK ST	R-M	Medium Density	20250	0.46	39/ac	18	1	17	Neither
1016	4021001047	644 E REGENT ST	R-M	Medium Density	20250	0.46	39/ac	18	1	17	Neither
TOTAL										4547	

APPENDIX H: CITY COUNCIL RESOLUTION AND HCD CERTIFICATION

This page intentionally left blank.

CITY COUNCIL RESOLUTION AND HCD CERTIFICATION

RESOLUTION NO. 14-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION EA-ND-2013-51 AND APPROVAL OF GENERAL PLAN AMENDMENT 2013-01, AN UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD 2013-2021.

WHEREAS, on December 4, 2013, the Planning Commission conducted a public hearing for the matter and approved Resolution No. 1698 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE ADOPTION OF NEGATIVE DECLARATION EA-ND-2013-51 AND APPROVAL OF GENERAL PLAN AMENDMENT 2013-01, AN UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD 2013-2021.

WHEREAS, pursuant to California Government Code Section 65588 and Section 65584.02, the City of Inglewood is required to update the Housing Element of its General Plan every eight (8) years; and,

WHEREAS, City staff prepared a Draft Housing Element to update the Housing Element per State law, incorporated input and direction from the City of Inglewood City Council, Planning Commission, and the public; and,

1 **WHEREAS**, to implement the Housing Element, a series of policies
2 and programs have been incorporated within the Housing Element; and,

3 **WHEREAS**, the City Council scheduled a Public Hearing for January
4 28, 2014, that was properly noticed pursuant to Section 65353 of the
5 California Government Code with a legal notice published in the California
6 Crusader Newspaper, a newspaper of general circulation and a notice posted
7 on the City Hall public information board; and,

8 **WHEREAS**, on January 28, 2014, the City of Inglewood City Council
9 conducted the public hearing, reviewed the Housing Element policies, goals
10 and programs and provided an opportunity for members of the public to
11 address the Commission regarding the Housing Element, an element of the
12 Inglewood Comprehensive General Plan; and,

13 **WHEREAS**, pursuant to Section 65350 of the California Government
14 Code, the City Council is charged with making amendments to the City's
15 General Plan as needed; and,

16 **WHEREAS**, after conducting a public hearing that included an
17 opportunity for public testimony for or against the Draft Housing Element,
18 and deliberation of the matter of the Housing Element Updates, the City
19 Council now makes the following findings:

- 20 1. The Draft 2013-2021 Housing Element complies fully with the
21 requirements of California Government Code Section 65302(c), as
22 provided in Government Code Article 10.6.
- 23 2. Notice of the City Council hearing on the Draft 2013-2021 Housing
24 Element was given as required by law and the actions were conducted
25 pursuant to California Planning and Zoning Laws.
- 26 3. The City Council further finds that adoption of the Draft 2013-2021
27 Housing Element is in the public interest to protect the public health,
28 safety, and welfare of the City of Inglewood

SECTION 2.

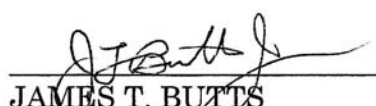
The City Council has carefully considered all testimony and evidence presented at the hearing and now finds that after preparing an Initial Study in compliance with the requirements of the California Environmental Quality Act, which found that there would be no significant environmental impacts created by the Draft 2013-2021 Housing Element, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the initial study are true, the City Council hereby finds that there is no substantial evidence that the Draft 2013-2021 Housing Element will have a significant effect on the environment.

SECTION 3.

Pursuant to the foregoing recitations and findings, the City Council hereby recommends approval of the Draft 2013-2021 Housing Element as attached.

SECTION 4.

The City Clerk shall certify to the passage of this resolution and to its approval by the City Council and shall cause the same to be published in accordance with the City Charter. Passed, approved and adopted this 28th day of January 2014.



JAMES T. BUTTS
MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:



YVONNE HORTON
CITY CLERK

(SEAL)

STATE OF CALIFORNIA, BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
 2020 W. El Camino Avenue, Suite 500
 Sacramento, CA 95833
 (916) 282-2911 / FAX (916) 253-7453
www.hcd.ca.gov

EDMUND G. BROWN JR., Governor



May 20, 2014

Mr. Artie Fields, City Manager
 City of Inglewood
 One W. Manchester Boulevard
 Inglewood, CA 90301

Dear Mr. Fields:

RE: Inglewood's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting Inglewood's housing element adopted January 28, 2014 which was received for review on April 1, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft element the Department's October 24, 2013 review determined met statutory requirements.

This finding is based on, among other reasons, the recent amendment of the City of Inglewood's zoning code, approved December 2013, to allow emergency shelters in the M-1 (light industrial) zone by-right without a conditional use permit. Also, the City will ensure shelters are subject to the same development and management standards that apply to residential or commercial within the same zone consistent with the requirements of GC Section 65583(a)(4).

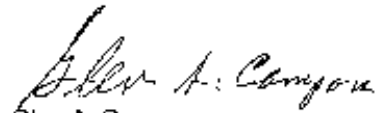
Please note, the City of Inglewood now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Specific information about these and other state funding programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hocompl011708.pdf.

CITY OF INGLEWOOD
 MAY 27 AM 10:49

HCD Review of Inglewood's Housing Element
May 20, 2014
Page 2

The Department appreciates the assistance that Ms. Mindy Wilcox, Senior Planner, provided throughout the course of the housing element review. The Department wishes the City of Inglewood success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Janet Myles, of our staff, at (916) 263-7423.

Sincerely,



Glen A. Campora
Assistant Deputy Director

This page intentionally left blank.

APPENDIX I: GRAPHICAL ANALYSIS OF AVAILABLE SITES

This page intentionally left blank.

SITE #1

8205 Crenshaw Blvd.
4011-021-901
Size: 0.53 acres

Land Use Considerations

General Plan: Commercial Residential
Zoning: R-3 (Multiple Family Residential)
Existing Use: Vacant
Pending Development: 9 townhomes
Development Potential: 9 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

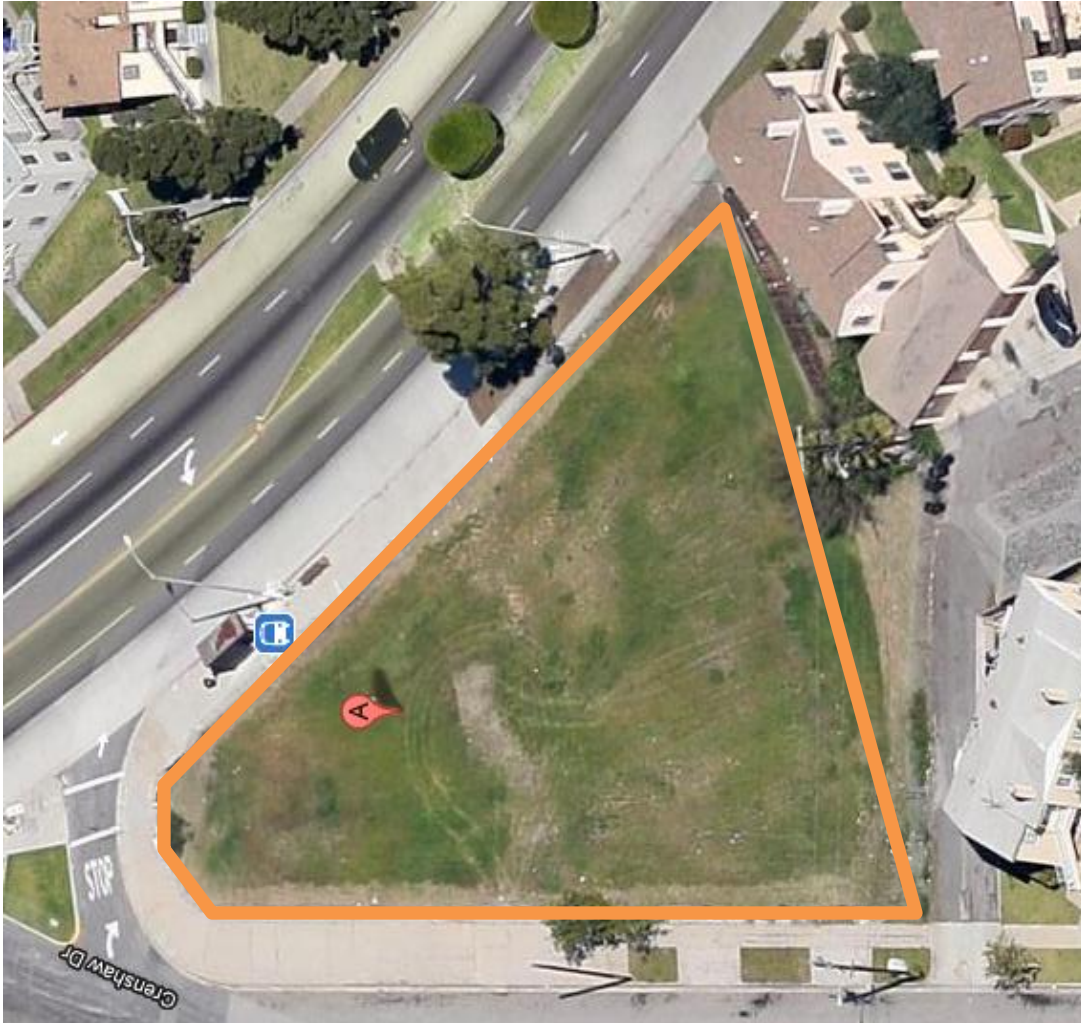
Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes:

Existing Condition: Housing project proposed
subject to enforceable obligation for
Redevelopment funds.

City of Inglewood
2013-2021 Housing Inventory



SITE #2

921 Edgewood St.
4016-002-026
Size: 0.51 acres

Land Use Considerations

General Plan: Commercial Residential
Zoning: R-3 (Multiple Family Residential)
Existing Use: Vacant Convalescent Home
Pending Development: 15 units/adaptive reuse
Development Potential: 20 du

Infrastructure Considerations

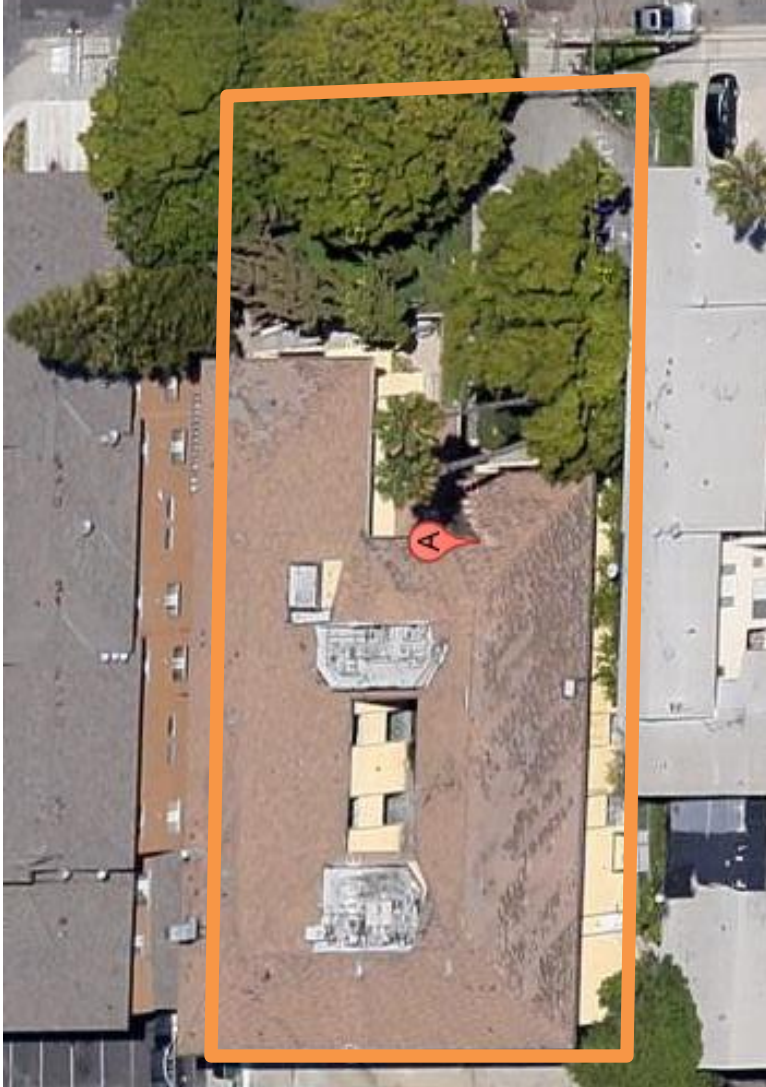
2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources; mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes: Privately owned

City of Inglewood 2013-2021 Housing Inventory



SITE #3

Lime St. x Eucalyptus
4020-014-010, -020, -021
Size: 0.73 acres

Land Use Considerations

General Plan: Medium Density
Zoning: R-3 (Multiple Family Residential)
Existing Use: Vacant
Pending Development: n/a
Development Potential: 29 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Floodings: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes: Privately owned



City of Inglewood
2013-2021 Housing Inventory

SITE #4

Florence Ave. x La Brea Ave.
4015-028-900 thru -909
Size: 2.69 acres

Land Use Considerations

General Plan: Commercial Residential
Zoning: C-1 (Limited Commercial)
Existing Use: vacant with a small parking lot
Pending Development: n/a
Development Potential: 148 du

Infrastructure Considerations

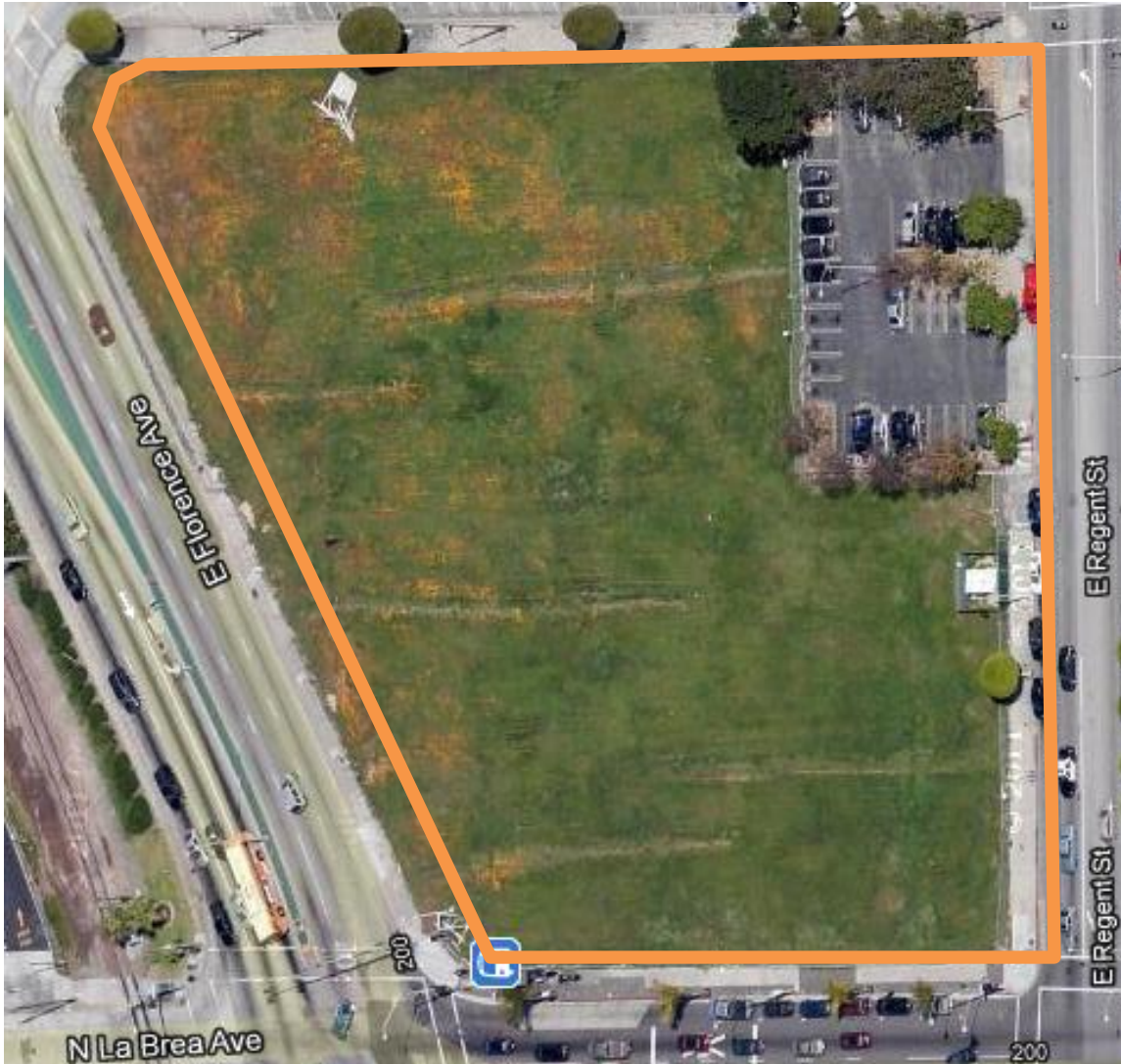
2020 Projected Water Capacity:
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes: Planned Assembly Development (PAD) required, owned by former Redevelopment Agency therefore will be sold as directed by state.

City of Inglewood
2013-2021 Housing Inventory



SITE #5

139/140 N. Market St.

4021-008-914, 4021-008-904/906

Size: 0.88 acres



Land Use Considerations

General Plan: Commercial Residential

Zoning: C-1 (Limited Commercial)

Existing Use: Vacant

Pending Development: n/a

Development Potential: 48 du

Infrastructure Considerations

2020 Projected Water Capacity: _____

2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources; mitigation required by

CalGreen Code

Flooding: n/a

Biotic Resources: n/a

Slope: Flat (less than 5%)

Notes: For a residential use, both parcels must be developed together under a Planned Assembly Development (PAD), owned by former Redev. Agency therefore must be sold as directed by state.

City of Inglewood
2013-2021 Housing Inventory

SITE #6

6701-6713 West Blvd.
4013-006-014/015
Size: 0.53 acres

Land Use Considerations

General Plan: Low Medium
Zoning: R-3 (Multiple Family)
Existing Use: vacant
Pending Development: n/a
Development Potential: 20 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes: Privately owned



SITE #7

100 E. Nutwood Ave.
4021-015-018
Size: 0.69 acres

Land Use Considerations

General Plan: Commercial-Residential
Zoning: C-1 (Limited Commercial)
Existing Use: Office Building (occupied)
Pending Development: Affordable Housing
Development Potential: 67 du (PAD)

Infrastructure Considerations

2020 Projected Water Capacity:
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes:

- Owned by Abode Housing Development Corporation.
- Planned Assembly Development (PAD) required.
- Housing development subject to enforceable obligation for Redev. funds.

City of Inglewood
2013-2021 Housing Inventory



SITE #8

716 W. Beach Ave.
4017-025-902, -903
Size: 0.34 acres

Land Use Considerations

General Plan: Medium Density
Zoning: R-3 (Multiple Family Residential)
Existing Use: vacant
Pending Development: 8 condos
Development Potential: 13 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes:

Housing development subject to enforceable obligation for Redevelopment funds

City of Inglewood
2013-2021 Housing Inventory



SITE #9

333 N. Prairie Ave
4015-024-020
Size: 17.22 acres

Land Use Considerations

General Plan: Hospital-Medical/Residential
Zoning: R-M (Residential-Medical)
Existing Use: Inactive medical buildings
Pending Development: none
Development Potential: 671 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources;
mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes:

Privately owned



SITE #10

1050 S. Prairie Avenue (Hollywood Park)
TTR 69906
Size: 234 acres

Land Use Considerations

General Plan: Major Mixed Use
Zoning: HPSP (Hollywood Park Specific Plan)
Existing Use: Horse Racetrack and Casino
Pending Development: Mixed Use
Development Potential: 2,995 du

Infrastructure Considerations

2020 Projected Water Capacity: adequate with improvements conditioned by EIR
2020 Projected Sewer Capacity: adequate

Environmental Considerations

Noise: Close to potential noise sources; mitigation required by CalGreen Code
Flooding: n/a
Biotic Resources: n/a
Slope: Flat (less than 5%)

Notes:

Existing Condition: Privately owned;
Owner/developer moving forward with implementing the HP specific plan.

City of Inglewood
2013-2021 Housing Inventory

