
VERNON GENERAL PLAN

JANUARY 2013

2014-2021

HOUSING ELEMENT



HOUSING ELEMENT

1.0 INTRODUCTION

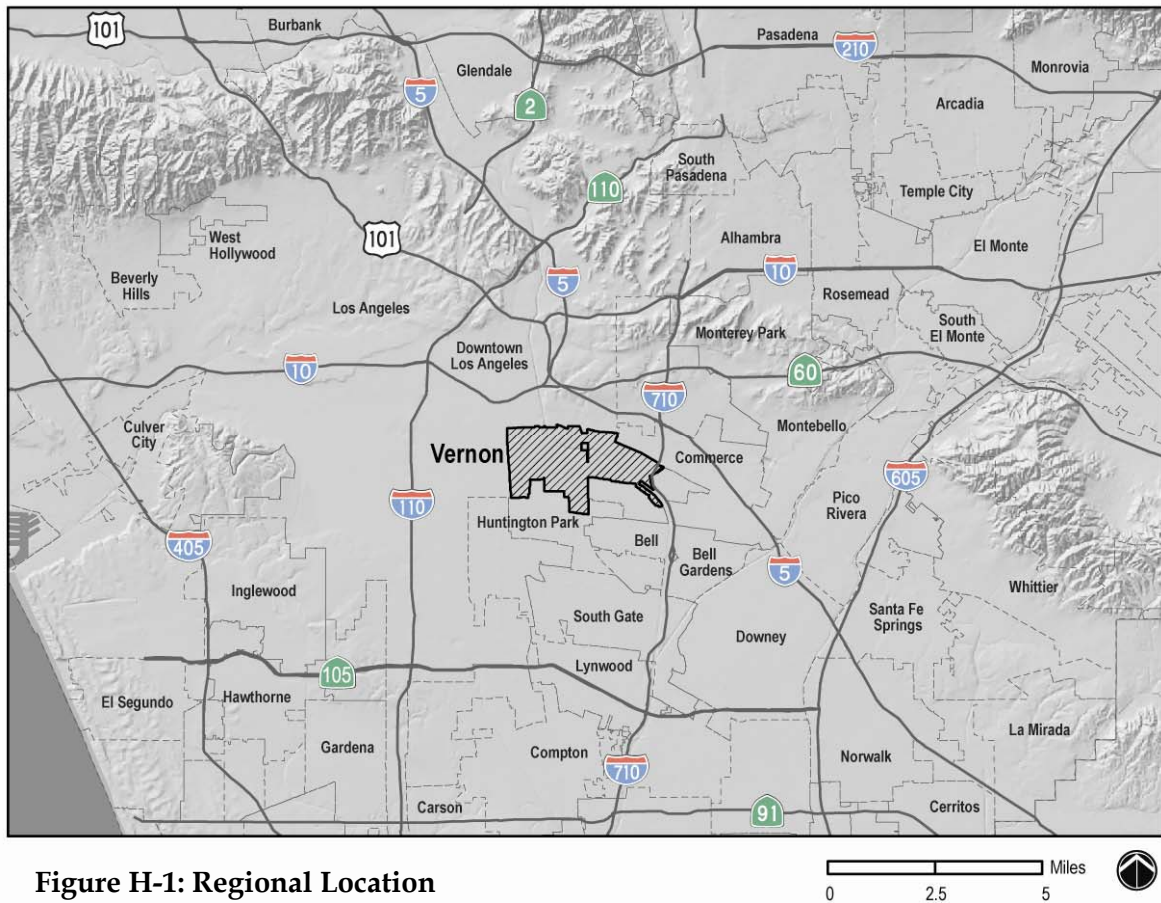
Vernon is located near the geographic center of Los Angeles County. The City is bounded on the north and west by Los Angeles, on the east by Commerce and Bell, and on the south by Huntington Park and Maywood. Vernon is three miles southeast of downtown Los Angeles (Figure H-1) and 15 miles north of major harbor and port facilities in San Pedro and Long Beach.

The City's fully industrial nature generally creates conflicts with housing due to safety and environmental concerns. The Southern California Council of Governments (SCAG) historically has assigned Vernon very low housing production goals – and in the case of this cycle, a Regional Housing Needs Allocation (RHNA) of two units - in recognition of Vernon's unique status as city devoted almost exclusively to industrial uses.

Past City policy has precluded the development of any new residential units due to potential conflicts with industry. However, efforts by the City to create and implement a number of reforms and initiatives to enhance the accountability and transparency of its government and better provide for the

welfare of its residents and businesses have led to a policy change regarding housing. Specifically, the City of Vernon has established a policy to increase the City's population to enhance government accountability through the construction of approximately 30 to 50 new non-City owned housing units, including units specifically designated for low- and very low-income households.

Also, the City of Vernon is committed to maintaining the existing, long-established housing stock of 31 units.



1.1 State Requirement

The California Government Code is very specific concerning the preparation and content of a housing element. It is the only element which must be reviewed by the State for completeness and compliance with the law before it is adopted. The element examines existing conditions and, through analysis, identifies housing needs and presents programs to meet those needs. The legislature has deemed that the Housing Element is the appropriate mechanism to implement State-wide goals regarding the provision of decent and suitable housing for all persons. The Government Code also makes it clear that the provision of affordable housing is the responsibility of all local governments and that they, using vested powers, should make a conscious effort to see that there are housing opportunities for all income groups (Section 65580). The intent of the State housing element requirements is based on the following concerns (Section 65581):

1. Local governments should recognize their responsibilities in contributing to the attainment of the State's housing goals;
2. Cities and counties should prepare and implement housing elements coordinated with State and federal efforts to achieve the State's housing goals;
3. Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals; and
4. Each local government must cooperate with other local governments to address regional housing needs.

This Housing Element was prepared in compliance with State requirements, and covers the 2014-2021 planning period for jurisdictions in the SCAG region.

Many of the housing goals and programs which are desirable in non-industrial jurisdictions are not feasible in Vernon. The noise, dust, vibration, chemical wastes, and odors from Vernon's local industries (many of which operate around the clock) serve as a deterrent to housing development in almost all locations within the City. Moreover, housing generally should not be encouraged in close proximity to heavy industry

for health and safety reasons. The Government Code makes it clear that the local government has the responsibility to consider such environmental factors in the Housing Element (Section 65580[e]). Therefore, while each requirement of State housing element law is referenced, this Housing Element reflects the unique realities within the City of Vernon. Potential sites for new housing have been analyzed in detail, including the conduct of a health risk assessment to identify the most preferable sites.

1.2 Relation to Other General Plan Elements

The Vernon General Plan is comprised of the following six elements:

- Land Use;
- Circulation and Infrastructure;
- Housing;
- Safety;
- Resources; and
- Noise.

The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. The General Plan was comprehensively updated in 2007. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

1.3 Sources of Information

The City of Vernon consists of two Census Tracts in the 2010 Census, including all of 5324.00 and a small portion of 5323.04. The 2010 Census incorrectly indicates that a portion of Census Tract 5323.02 is located in the City of Vernon; however, any actual overlap of the City boundary and Census Tract 5323.02 is a mapping error and does not represent any substantial area.

The 2010 Census indicates that there are 29 housing units in Vernon, of which 28 were occupied as of 2010. However, both the 1990 and the 2000 Censuses has incorrectly documented the City's unit count figures. The State Department of Finance (DOF) provides more up-to-date housing information based on the Census data. For the 2012 DOF housing estimates, the

housing count has been adjusted to accurately reflect Vernon's housing count known number of units: 31.. The Southern California Association of Governments (SCAG) also prepares growth forecasts for the Regional Transportation Plan (RTP) and the Regional Housing Needs Assessment (RHNA) for cities within the SCAG region. SCAG's 2012 adopted growth forecasts identify Vernon as having 30 households in 2008, with a projection for 30 units in 2035.

The City has verified the existence of 31 units within its jurisdiction (of which 30 were occupied as of September 2012), the addresses for which are listed in Appendix C. While Census and SCAG data are used within the Housing Element, it is hereby acknowledged these data represent an undercount of two units and one unit, respectively. In addition, because of the City's extremely limited housing stock, combined with the fact that the City owns 26 of these units, original data from the City on housing and household characteristics are utilized where available in place of the Census.

In addition to housing conditions and market information provided by the City, the following documents serve as supplemental material to the Vernon Housing Element and are incorporated by reference:

1. 2012 SCAG Regional Transportation Plan
Socioeconomic Projections
2. 2010 Comprehensive Housing Affordability Strategy
(CHAS) data; HUD tabulations based on 2006-2010
American Community Survey Five-Year Estimates
developed by the U.S Census Bureau

1.4 Public Participation

Section 65583 (c)(6)(A) of the Government Code states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

For purposes of this Housing Element, outreach to the community was conducted to assess the types of and locations for housing to be considered as part of the City's reform

process. The following meetings were held to gather input into the development of the Housing Element:

- ***Housing Commission Workshop, February 9, 2012.*** The Housing Element consultant made a presentation to the Commission that provided an overview of the City's housing commitments, reviewed options to meet those commitments, identified known constraints, and identified sites under consideration for potential housing.
- ***Vernon Chamber of Commerce Meeting, March 29, 2012.*** The Housing Element consultant met with Chamber representatives and made a presentation similar to that conducted with the Housing Commission.
- ***City Council Workshop, April 17, 2012.*** Based on input received during the two meetings described above, the Housing Element consultant refined the presentation to focus on preferred housing sites, options for housing types, and potential environmental and health risks located on or near the preferred sites.

In addition, community residents were provided the opportunity to review and comment on the Draft Element prior to adoption. Upon receipt of comments from the State Department of Housing and Community Development (HCD) on the Draft Element, the City Council conducted a public hearing on the Element. (The City Council has not created a separate Planning Commission, so all public hearings are conducted before the Council.) For all hearings, notice was published in the local newspaper, posted in the City, and mailed to those who have a request for notice on file in advance of the hearing. The Draft Element was available for review online and in the City's Community Services Department. Copies were made available on request to any person at a nominal charge. The public hearing provided an opportunity for public comment, and recommendations were considered by City Council for incorporation into the Element.

In December of 2007, the City adopted a comprehensive revision to its Zoning Ordinance. As part of this process, the City held a series of public meetings with property and

business owners to discuss changes to the document. This successful outreach process resulted in full support of the revisions to the Zoning Ordinance. As part of this Housing Element Update, the Zoning Ordinance was again amended to create an overlay zone to be applied to sites where housing will be permitted. A second overlay was created to allow for the establishment of emergency housing pursuant to Government Code 65583(a)(4). The City conducted a comprehensive review of the most viable housing sites in the City, and through the new overlay districts has established implementing zoning to facilitate housing development.

The City made the draft Housing Element, with revisions as recommended by HCD, available to the public in December 2012 through January 2013. Notices of the public hearing held on February 5, 2013 and availability of the document for review were mailed to the following service providers:

- Human Services Association, Bell Gardens
- Los Angeles County Social Services Department, Cudahy
- St. Matthias Social Service Center, Huntington Park
- Mexican American Opportunity Foundation – Community Services, Commerce
- Ability First/East Los Angeles Center, Los Angeles
- Eastern Los Angeles Regional Center, Alhambra

The notice indicated the web location of the draft Element for download by interested parties, and asked that comments be directed to S. Kevin Wilson, Director of Community Services and Water.

2.0 HOUSING NEEDS ASSESSMENT

2.1 Population and Housing Trends

City records indicate that Vernon's housing stock and related resident population base has undergone little change since 1980. The City had a 1980 housing stock of 35 dwelling units, supporting a resident population of 85 persons. Only one residential unit has been constructed since that time. Several substandard residential units have been removed from the housing stock, including three units in 1984, one unit in 1985, and one in 1992, bringing the current unit count to 31. These housing units are all located west of Downey Road.

Since 1980, the resident population has ranged between 77 and 120 persons, with the current population estimated by the 2010 Census to be 112 persons. For 2012, the Department of Finance reported 120 persons. The 2006-2010 American Community Survey indicates that the majority of residents in Vernon are employed in management, service, and sales industries.

Table H-1
Vernon Employment 2010

Occupation	Residents Employed	% of All Jobs
Managerial, Business, Science, and Arts	10	19%
Sales and Office	19	36%
Service Occupations	10	19%
Production, Transportation, Material Moving	7	13%
Natural Resources, Construction, Maintenance	7	13%
Farming, Forestry, Fishing	0	0%
Total Employed Residential Jobs	53	100%

Source: U.S. Census 2006-2010 American Community Survey Five-Year Estimates

On April 4, 2012, the SCAG Regional Council adopted the 2012-2035 *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future*. As illustrated in Table H-2, SCAG projects that in 2035, the households and population in Vernon will remain constant at 30 and 100, respectively. SCAG's projections were made at a time prior to the City's reform commitments and thus do not reflect the population and household growth that will result from new housing units.

Table H-2
Projected Population and Household Growth 2008-2035

	2008		2020		2035	
	Pop	Hshlds	Pop	Hshlds	Pop	Hshlds
SCAG	100	30	100	30	100	30

Source: 2012 SCAG Regional Transportation Plan Growth Forecast

2.2 Housing Characteristics

Households

According to the California Department of Finance, the 31 housing units in Vernon (see Table H-2) house a population of 120 persons. Average household size is 4.0 persons per unit. Housing vacancy is generally very low in the City, with only one rental unit unoccupied according to the 2010 Census. No owner-occupied housing is vacant.

Table H-3 presents 2012 data on housing units per structure, as reported to the State Department of Finance. The majority of Vernon's housing stock is comprised of single-family dwellings, with only one apartment building located in the City. The City owns 84 percent of the total housing stock: 26 dwelling units, 18 of which are single-family dwellings and one of which is an eight-unit apartment building. The City rents these units. As part of the reform initiative, the City established a lottery system for the units to allow a broader base of persons to be eligible to rent units in Vernon.

Table H-3
Housing Characteristics 2010 and 2012

Housing Characteristics	2010	2012
Total Housing Units	31	31
Single, Detached	19	19
Single, Attached	2	2
Two to Four Units	2	2
Five Plus Units	8	8
Mobile Homes	0	0
Occupied Units/Total Households	28	30
Average Household Size	4.0	4.0
Vacancy Rate	3.45%	3.23%
Total Population	112	120

Source: City of Vernon, 2012 and State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark. Sacramento, California, May 2012.

Housing Condition

Given the limited housing stock in Vernon, City staff is able to assess housing conditions on an ongoing basis. Although the housing stock is older (largely built before 1950), City staff has determined that all 31 units, or 100% of the housing stock, is well maintained and in good condition. No units have been determined to need replacement. One unit, which had fallen into disrepair, was demolished by its owner in 1992. A major reason for the unusually good quality of housing conditions in Vernon is the City's ownership of 84 percent of the housing stock and its responsibility for maintaining these units. As needed, the City performs any required repairs and upgrades. The great demand for industrial space in the City means that unnecessary or poorly maintained units are unlikely to remain unless acquired by the City.

Housing Affordability

The California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

**Table H-4
Housing Affordability Based on Income**

	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low Income (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Because the City's resident population is so small, household needs are negligible when traditional needs analysis methods are applied. The Comprehensive Housing Affordability Strategy (CHAS)—special 2000 Census tabulations developed by HUD—provides a specific breakdown of household income adjusted for family size. According to CHAS Data, one-quarter of the households in Vernon were low income, earning between 51 and 80 percent of the Los Angeles County median family income (MFI) of \$64,800. All other households earned more than 80 percent MFI. Due to the fact that the City owns and rents most of the housing at unusually low monthly rents, housing overpayment is virtually non-existent.¹ As of 2012, City-owned apartments and houses largely rented at the following monthly payments, well below market levels for the region:

- 1-bedroom apartment \$120
- 2-bedroom apartment \$240
- 1-bedroom house \$120
- 2-bedroom house \$240
- 3-bedroom house \$360

¹ No housing units in the City have been sold in recent years. As such, an estimate of ownership housing costs is unavailable. However, recent (2012) land sales for large industrial sites have been priced at approximately \$40 per square foot, depending on location, soil condition and necessary demolition costs.

Implementation of the good government reforms now underway will result in annual rent increases for persons currently living in the units.

Using the California Health and Safety Code's updated affordability thresholds, current housing affordability at the County level can be estimated for the various income groups (Table H-5).

Housing overpayment occurs when a household pays more than 30 percent of gross monthly income on housing costs. A comparison of housing costs in Vernon and maximum affordable prices for low-income households in Los Angeles County shows that the City's rental rates are well below the maximum affordable rents for very low-income (less than 50% MFI) households, and some one- and two-bedroom apartments may even be affordable to extremely low-income households (although the CHAS data indicate that there are no very low- or extremely low-income households in the City). As such, no households in Vernon experience a housing cost burden.

As rental rates rise over time pursuant to the good government reform initiatives, households will experience increased housing costs. Rental rates are anticipated to transition to market rate costs by 2016, as shown below, through annual increases in rent. Additionally, when there is a change in tenancy, new tenants will pay market rate. Market rate costs will be affordable for very low and moderate income households.

1-bedroom unit: \$120 to \$696

2-bedroom unit: \$240 to \$1,450 to \$839 to \$1,450

3-bedroom unit: \$240 to \$1,114 to \$1,000 to \$1,700

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. Government Code Section 65583(a) requires cities to evaluate the following special needs households in the Housing Element: elderly, disabled persons, developmentally disabled persons, large families, female-headed households, farmworkers, and the homeless. Due to the small size of the City's resident population, the magnitude of households in Vernon with special needs is very small.

**Table H-5
Affordability Matrix**

Income Group	AMI adjusted by size		Affordable Monthly Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes and Insurance	Home	Rental
Extremely Low (0-30% MFI)		30% AMI						
One Person		\$13,605	\$340	\$340	\$50	\$80	\$46,078	\$290
Small Family		\$17,490	\$437	\$437	\$100	\$90	\$54,219	\$337
<i>Four Person Family</i>		\$19,440	\$486	\$486	\$125	\$95	\$58,331	\$361
Large Family		\$21,000	\$525	\$525	\$150	\$100	\$60,305	\$375
Very Low (30-50% MFI)		50% AMI						
One Person		\$22,675	\$567	\$567	\$85	\$115	\$80,452	\$482
Small Family		\$29,150	\$729	\$729	\$125	\$130	\$103,889	\$604
<i>Four Person Family</i>		\$32,400	\$810	\$810	\$175	\$140	\$108,549	\$635
Large Family		\$35,000	\$875	\$875	\$200	\$145	\$116,224	\$675
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person	\$27,210	\$31,745	\$680	\$794	\$100	\$165	\$115,922	\$580
Small Family	\$34,980	\$40,810	\$875	\$1,020	\$150	\$190	\$149,172	\$725
<i>Four Person Family</i>	\$38,880	\$45,360	\$972	\$1,134	\$200	\$210	\$158,766	\$772
Large Family	\$42,000	\$49,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
Moderate (81-120% MFI)		110% AMI						
One Person		\$49,885	\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147
Small Family		\$64,130	\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453
<i>Four Person Family</i>		\$71,280	\$1,782	\$2,079	\$200	\$280	\$350,645	\$1,582
Large Family		\$77,000	\$1,925	\$2,246	\$250	\$300	\$371,880	\$1,675

Notes:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Special Needs Groups

Elderly

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. According to the 2010 Census, 14 residents in Vernon are age 65 and above, representing 12 percent of the population. The proportion of elderly persons in Vernon is likely to remain low as the majority of the City's limited housing stock is occupied by working-age persons.

Disabled Persons

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The Census defines a disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City's heavily industrial environment presents added constraints to the disabled. Large volumes of street and rail traffic, and delays caused by trains and parked trucks additionally limit the maneuverability of handicapped individuals. In order to address the needs of its handicapped residents and employees, the City enforces requirements for handicapped accessibility in new construction, and has undertaken a program to install curb ramps for wheelchairs.

Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services (DDS) currently provides community based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Vernon is served by the South Central Los Angeles Regional Center and the Frank d. Lanterman Regional Center. These facilities provide point of entry to services for people with developmental disabilities. In Vernon, only one person is a consumer of the services provided at the local Regional Center.

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 and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Families/Overcrowding

Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, which can result in the overcrowding of smaller dwelling units and in turn accelerate unit deterioration. The 2010 Census identifies eight renter-occupied households as having five or more members. The City's industrial character presents similar disadvantages for families with children as it does for the handicapped. Access to residential services, such as education, recreation, and local retail goods and services, is along roadways with high levels of truck traffic, railroad crossings, and loading activities. These conditions make pedestrian access to residential service facilities difficult and often unsafe, particularly for children.

In terms of household overcrowding (defined as greater than 1.01 persons per room), the 2010 Census identifies no overcrowded rental or ownership housing in Vernon². Thus, household overcrowding is not an issue.

² The 2010 Census indicated that 15 rental housing units were overcrowded, but the margin of error was so high it was not used for this analysis. Also, because the City owns virtually all units in the

Female-Headed Households

Female-headed households tend to have low incomes, thus limiting housing availability for this group. The 2010 Census identifies two female-headed households in Vernon, representing seven percent of all households. The housing needs of female-headed households of lower income can be addressed through the continued provision of the currently existing affordable housing in the City.

Farmworkers

According to the 2010 Census, no Vernon residents have Farming, Forestry, and Fishing occupations. Due to the lack of opportunities for agricultural operations and the highly industrial nature of the City, no farming operations exist in Vernon. As such, the City has no need for farmworker housing.

Homeless

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the deinstitutionalization of the mentally ill.

According to the Gateway Cities Council of Governments Homeless Action Plan, homeless “hotspots” surveys were conducted during the summer and fall of 2011, during which outreach workers noticed homeless couples and individuals sleeping under bridges and around the Los Angeles River on a nightly basis near the City of Vernon. Other than this one-time observation and casual comment, very few homeless persons have been recorded living in Vernon largely because the City is not desirable for the homeless given the City’s industrial environment and its lack of social and residential services.

On October 15, 2007, Governor Arnold Schwarzenegger signed into law SB2, which amends Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing housing needs of the homeless, including the

community, the City can easily assess whether units are overcrowded.

identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

Due to very low homeless population in the City and the industrial nature of the community, the City's policy position is that development of emergency shelters in Vernon is not a good solution for addressing regional homelessness issues. Placing a homeless shelter in an area that has been deemed largely inappropriate for new housing due to environmental concerns—including noxious odors from rendering and slaughtering, proximity to hazardous waste sites, and truck traffic pollution and noise—could raise potential environmental justice concerns.

A large number of facilities for homeless individuals and families are located within a five-mile radius of the City, in locations that do not have the environmental constraints that exist in Vernon. For example, the Salvation Army Shelter in the city of Bell is a regional emergency shelter offering emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; individual and group therapy/counseling; on-site health care, medical referrals and HIV/AIDS education; job training; on-site adult education classes and life skills classes.

However, given that State law requires all jurisdictions to comply SB2 mandates, the City has established an emergency shelter overlay zone to be applied to a single parcel at the northwest corner of the City.

Future Housing Needs

State law requires jurisdictions to provide for their fair share of regional housing needs. SCAG determines the projected housing needs for Southern California jurisdictions. Future housing needs reflect the number of new units needed in a jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These needs were forecast by the 2014-2021 Regional Housing Needs Assessment (RHNA), which considered on a regional and local level: market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of

housing need, and housing needs of farm workers. The 2014-2021 RHNA establishes a future housing need of two units in the City of Vernon, with one unit to be affordable to very low-income households and one unit to low-income households.

Energy and Water Conservation

Compared with Vernon's energy-intensive industries, housing consumes only a small proportion of the City's total energy consumption. The City utilizes the California Green Building Standards Code for all construction to minimize energy consumption. Necessary sound insulation on residential units also results in effective heat insulation, thus reducing energy usage.

Electric power in Vernon is provided by the City's local power plant and municipal utility system. The Southern California Gas Company and the City of Vernon Light & Power Department Gas Division provide fuel for most natural gas heating needs, and offers programs for water heater insulation, attic insulation, and water flow limiting devices. Water is provided to all dwelling units either from groundwater pumped by the Vernon Community Services and Water Department or by import from the Metropolitan Water District. Compared to the large local industrial users, residential water use is minimal, and no special conservation steps have been deemed necessary for housing.

3.0 HOUSING CONSTRAINTS

3.1 Governmental Constraints

Historically, housing growth has been virtually nonexistent in Vernon due to City policy that has discouraged, and in 2007 precluded, the development of any new residential units. City policy-makers have for decades determined that the pervasive industrial environment and land use incompatibilities related to hazardous materials storage and processing, background contamination, noxious odors, noise pollution, and truck and railroad traffic make Vernon an inappropriate location for new housing. However, as part of the City's good governance reform initiative, City leaders have agreed to establish a way to allow for a very limited amount of new housing at a location or locations that would not result in significant land use conflicts, would minimize exposure of housing residents to adverse

environmental conditions, and would provide access to stores, schools, parks, and other amenities that residents would need. The City has made a commitment to amend the Zoning Ordinance to allow for the future development of a limited number of new residential units via a Housing Overlay zone, to be applied to two or fewer parcels.

Zoning Ordinance

Vernon comprehensively updated its Zoning Ordinance in 2007. The Ordinance did not include any development processes or standards to allow for residential projects, nor did the City have permit processing fees, site improvement requirements, impact fee requirements, or procedures for new residential development. With establishment of the Housing Overlay zone, new permitting procedures and development standards for targeted new residential development are now available. Given the unique conditions in the City and the fact that the sites to which the overlay will be applied are owned by the City, the City permitting process consists of a Development Agreement. In addition, the Housing Overlay zone allows transitional and supportive housing subject to the same permitting processes as other housing in the Housing Overlay zone without any special regulatory requirements.

A Development Agreement is considered the most appropriate way to permit housing in Vernon given the unique characteristics of this industrial city. A Development Agreement provides a high degree of flexibility in defining the development standards for a housing project. Through a Development Agreement, the City can work with prospective housing developers to craft the provisions that will apply to site planning, provision of parking and open space, height limits, etc. Because the General Plan allows up to 30 units per acre, a prospective developer can propose innovative approaches to multifamily housing.

Rather than establish concrete development standards, Section 26.4.5-5 of the Zoning Ordinance sets forth performance standards for residential development as follows:

“Sec. 26.4.5-5 Findings. After a public hearing, the City Council shall approve a proposed residential development and related Development Agreement only after first making all of the following findings:

- a) The design, location, size, and operating characteristics of the proposed residential will be compatible with the existing land uses in the vicinity;
- b) The proposed density is consistent with density standards and all applicable policies contained in the General Plan;
- c) The site and site plan are physically suitable in terms of design, location, shape, size, and the provision of public and emergency vehicle access, and public services and utilities, including but not limited to (fire protection, police protection, potable water, schools, sewerage, solid waste collection and disposal, storm drainage, and wastewater collection, treatment, and disposal;
- d) On-site traffic circulation for pedestrians and vehicles is designed into the development to allow residents to move easily through the development and to avoid pedestrian/vehicular conflicts and further, to ensure appropriate access for fire and police response and surveillance equal to or better than what would normally be created by compliance with the Site Planning Standards of Section 26.4.1-7;
- e) The proposed project provides suitable, usable common and/or private open space that will meet the passive and/or active recreation needs of the resident. Common open space areas and setbacks are provided with landscaping and other improvements suitable for the development proposed;
- f) The proposed project provides adequate parking to meet the residents’ needs and to avoid parking impacts on surrounding properties;
- g) Refuse/recycling collection areas are located to provide easy access to for all residents and collection vehicles, and to minimize noise impacts on residents;

- h) To the extent feasible, the project design incorporates sustainable development features.”

Given the flexibility of these standards and the need to address unique conditions in Vernon, the requirement for a Development Agreement is not considered a constraint. In fact, in response to a request for proposals for housing development on the site on 52nd Street, the City received five submittals and selected the one which can achieve objectives for providing affordable housing.

Renovation, Restoration, Maintenance, and Repair

The City will continue to permit the renovation, restoration, maintenance, and repair of existing residential uses. Residential rehabilitation projects are permitted in Vernon, and the rehabilitation is a “Minor Alteration or Repair,” as defined in the Zoning Ordinance (less than 50 percent of the fair market value of the buildings on the lot).³ As a practical matter, the expansive definition of “Minor Alteration or Repair” and lack of development standards result in limited governmental constraints (other than complying with the building code) that would prevent a homeowner from upgrading or improving a residence within the existing square footage.

If the hard costs of improvements equal or exceed, over a three-year period, 50 percent of the then-current fair market value of the building, then the improvement, if voluntary, will be defined as a “Major Alteration or Repair” and terminate the legal nonconforming status of the residence. A Major Alteration or Repair is considered to be the functional equivalent of a tear-down and re-build, which the City does not permit, for the same reasons that it does not permit new construction of residences. However, if the Major Alteration or Repair is necessitated by a natural disaster, such as an earthquake or fire, the owner does have the right to rebuild the residence. At that time, the development standards for the home would be developed. The City did not undertake to

³ A minor alteration is that for which the hard costs charged, incurred, or paid for such renovation, alteration, or repair, over a three year period, commencing when the permit required is issued, or if no permit is required, when the physical portion of the renovation, alteration, or repair is commenced, is less than 50 percent of the current fair market value of all of the buildings located on the same lot.

develop those criteria at this time since there are only five private residences in Vernon.

The Major Alteration provision does not constrain the maintenance of the existing housing stock, as property owners are permitted to undertake a broad array of improvements that extend the life of residential structures and improve unit conditions. Under State law, any and all such improvements can be pursued consistent with Health & Safety Code Section 17922(d) and Section 17958.8 relating to the alteration and repair of existing buildings. Section 17922(d) relates to the standards adopted by the State, which the Zoning Ordinance in no way invalidates. This section discusses the use of original materials and methods for the repair, replacement, or extension as long as it meets Building Code standards. The Zoning Ordinance has no provisions or limitations on the construction materials utilized. Section 17958.8 is similar, as it addresses the use of original construction materials and methods. Nothing in the Zoning Ordinance or Building Code prohibits the use of original materials and methods, with the exception of an unreinforced masonry structure, which would have to be seismically retrofitted. As no residential units in Vernon are constructed of unreinforced masonry, this does not affect any housing units.

All residential units in the City are in good condition, with no units requiring a major alteration during the planning period. Of those units owned by the City, the City intends to renovate seven units due to age, although all are currently in good, habitable condition. These seven units have had new HVAC systems installed in recent years.

No residential property owners have proposed major renovations to their properties. Residential property owners participated in the recent Zoning Ordinance revision process, and none expressed opposition to the standards that apply to existing, nonconforming residential structures in the City, including the prohibitions on increasing square footage and undertaking major alterations. All residences – whether owned by the City or others – are in good condition, according to City staff. As described above, residential rehabilitation that constitutes a minor alteration (costing, over a three year period, less than 50 percent of the market value of the building) is permitted. Because minor alterations are permitted and existing standards will allow renovations of these units, the limit on major alterations is not considered an impact to the

maintenance and improvement of the City's housing stock. As discussed later in this section, to accommodate housing needs of the disabled, the Zoning Ordinance has been revised to remove restrictions on major alterations as needed through the implementation of reasonable accommodation procedures.

It is the City's intent to encourage and actively participate in the rehabilitation of existing residential units. The process is straightforward and not burdensome; there is no entitlement process required for rehabilitation projects. Residential rehabilitation projects that are Minor Alterations or Repairs and do not exceed the existing square footage require only a building permit. The building permit process timeframe depends on the complexity of the renovation. Complex renovations involving new electrical systems, plumbing, etc. can take up to three weeks to process. The City has no intention of removing any of the 31 units in the City, as all units are in good condition.

Replacement of housing units that have been demolished or destroyed due to force majeure (defined as an event that is not within the control of the owner of the property, including, without limitation, earthquake, flood, fire, and acts of war or terrorism) are permitted. A building permit would be required, and a housing unit would be permitted to be rebuilt up to the existing building square footage. The development standards for the reconstructed dwelling would be determined at that time.

Building Code Amendments

The City has adopted the California Building Code with some minor local amendments related primarily to industrial buildings in the City. Per Health and Safety Code Sections 17958.5 and 17958.7, the City made required findings and filed such findings with the California Building Standards Commission. The amendments include administrative processes such as the establishment of City permit fees and appeals boards, as well as requirements specific to hazardous and industrial uses such as fire access roads, spray booths, and storage of explosive and flammable materials. Vernon has also made additional amendments to protect the safety of workers and residents within the City. Specifically, the City requires all wiring to be in a metallic conduit, to protect workers and residents from hazards of accidentally driving a nail or screw through wiring. There is a marginal cost increase associated

with this precaution, but the benefit associated with safer installation outweighs the cost. The City has also made amendments to require Class A and B roofing material, which is more fire resistive and can stop the potential spread of fire. While this type of roofing material may be more expensive than some standard materials, this amendment is necessary to prevent and quickly extinguish fires that may have far more costly impacts. As such, no restrictions or amendments have been adopted in the Building Code that would constrain housing in the City.

Permit and Infrastructure Fees

The City assesses various fees to cover the costs of permit processing (Table H-6). Most of the fees charged are flat fees based on the cost of services, or tiered fees based on the size and cost of the improvement. Fees charged are comparable to surrounding communities in Los Angeles County, and as such, do not pose a constraint to housing maintenance and preservation. Owners intending to renovate or improve existing residential units are required to obtain a building permit for a minor alteration. The fee, which is reviewed annually, is based on the cost of the improvement.

Because future residential development will occur on no more than two parcels on properties owned by the City, no special fees will be required for processing development applications. The vehicle for approving projects will be through a Development Agreement with the City.

Because the development will occur on existing lots well served by streets, water lines, sewer lines, and all other urban-level infrastructure, no off-site improvements will be required to allow housing development to proceed.

**Table H-6
Permit and Processing Fees**

Building Permits	
Cost of Renovation	Fee
\$1.00 to \$2,000	\$80
\$2,001 to \$5,000	\$80 for the first \$2,000 plus \$4 for each additional \$100
\$5,001 to \$25,000	\$200 for the first \$5,000 plus \$10 for each additional \$1,000
\$25,001 to \$50,000	\$400 for the first \$25,000 plus \$7.50 for each additional \$1,000
\$50,001 to \$100,000	\$587.50 for the first \$50,000 plus \$5.50 for each additional \$1,000
\$100,001 to \$500,000	\$862.50 for the first \$100,000 plus \$4 for each additional \$1,000
\$500,001 and up	\$2,462.50 for the first \$500,000 plus \$3.10 for each additional \$1,000
Inspection and Other Fees	
Description	Fee
Inspection Outside of Normal Hours (minimum of 4 hours)	\$89.70/hour (minimum of \$358.80)
Reinspection Fee	\$89.70/hour
Additional Plan Review	\$150/hour
Final, Parcel, or Tentative Map	\$1,250 - \$2,000
Conditional Use Permit	\$2,875
Zoning Variance or Amendment	\$2,000
Building Code Variance	\$1,000

Source: City of Vernon Fees, Effective July 1, 2008

Housing Maintenance

The Vernon Department of Community Services is responsible for code enforcement and the maintenance and upkeep of all City-owned units. Enforcement of building code standards does not constrain the improvement of housing in Vernon but instead serves to maintain or improve the condition of the limited, existing housing stock.

Of the 31 units in the City, only five are not owned by the City. City staff has investigated and determined that none of these

five units requires significant rehabilitation. At this time, an active code enforcement program is unwarranted due to the limited number of privately owned units (five) and the fact all units are currently in good condition and continue to be well maintained by the owners. The City encourages active maintenance of the housing stock, as evidenced by the extensive rehabilitation the City has undertaken on those housing units that it owns. Community Services Staff is active in the community, and will respond to any visible code enforcement violations or complaints that may require rehabilitation of units.

Property owners are permitted and encouraged to perform proper upkeep and maintenance, which can include renovations, as long as the existing square footage is not exceeded and the cost of the renovation, over a three-year period, does not exceed 50 percent of the market value of buildings on the lot. For all practical purposes, all other controls, permit processes, and fees do not constrain the maintenance and preservation of the City's housing stock.

Constraints to Housing for Persons with Disabilities

The City has adopted the California Building Standards Code. Standards within the Code of the City of Vernon (through the adoption of the California Building Standards Code) include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted, except that the Zoning Ordinance would not permit the floor area of the residence to be increased or permit any major alterations that equal or exceed 50 percent of the current fair market value of the buildings on the lot. These restrictions have been addressed the implementation of a reasonable accommodation procedures to accommodate housing needs of the disabled (discussed below).

Definition of Family

Sometimes, a city's definition of "family" can limit access to housing for persons with disabilities when the word is narrowly defined. This can illegally limit the use of housing as group homes for persons with disabilities, but not limit housing for families. The Vernon Zoning Ordinance does not define family, and therefore is nondiscriminatory in its application.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning and building regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities, and to provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into a reasonable accommodation ordinance or procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and

- The requested accommodation will not result in a fundamental alteration in the local zoning ordinance.

The City abides by the Fair Housing Act, and has instituted a clearly defined process for making requests for reasonable accommodation to provide exceptions in zoning, land-use, permitting processes, and building codes. The City has developed reasonable accommodation procedures in its Zoning Ordinance and will provide information on the procedures on the City's website (Housing Element Program 4).

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. A retrofit would be permitted as a minor alteration (requiring a building permit), as long as the cost of the retrofit was less than 50 percent of the market value of the buildings. The City's requirements for building permits are standard, straightforward, and not burdensome. No CUP or other special permitting requirements are required for retrofitting homes for accessibility.

The City's adopted reasonable accommodation procedures are ministerial and include, but not be limited to, identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities. The procedure also includes consideration of allowing an increase in habitable floor area of an existing residence to accommodate disabled persons.

The City will also explore the feasibility of offering fee reductions for permit processes that involve retrofitting residences for accessibility purposes.

3.2 Non-governmental Constraints to Housing

In Vernon, limited land is available which would be suitable for the development of housing. The Housing Element inventory of vacant and underutilized sites identifies two potential sites for residential development. The limited sites available for residential development are due to serious environmental conditions which render the majority of sites throughout Vernon unsuitable for residential development. Environmental factors affecting potential residential development are related to hazardous materials storage and processing, background contamination, noxious odors, noise pollution, and truck and railroad traffic generated by the City's pervasive industrial land uses. Inadequate access to residential services is an additional constraint to residential development in the City. These factors contribute to the limited number of sites available for residential development.

Market Constraints

Government Code Section 65583(a)(5) requires communities to include 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.

Based upon information regarding the Vernon commercial and industrial market, recent (2012) sales for large developed industrial sites have been priced at approximately \$96 per square foot, depending on location, soil condition, and necessary demolition costs.⁴ Effective land costs, which also include remediation required to make old industrial sites developable for residential use, make the cost of land significantly higher. Land costs for vacant sites have been priced at approximately \$1.4 million per acre of land (\$31 per square foot of vacant land).⁵ Additional costs that would also have to be incurred to make land suitable for residential development include testing for ground contamination, remediation for residential development, and providing minimum safety and nuisance improvements. Although these

⁴ Loopnet.com Industrial Properties for Sale Search. August 15, 2012.
<<http://www.loopnet.com>>

⁵ Loopnet.com Industrial Properties for Sale Search. August 15, 2012.
<<http://www.loopnet.com>>

additional costs might be feasible if the sites were otherwise suitable for residential development, the environmental problems from surrounding uses are so severe that both private market and assisted housing development is precluded on any site in the City.

Because the majority of the City's housing stock is owned and managed by the City, maintenance and improvements are overseen and funded by the City. As such, there are no market constraints on the maintenance of housing in the City. The City actively performs maintenance and repairs on all City-owned buildings.

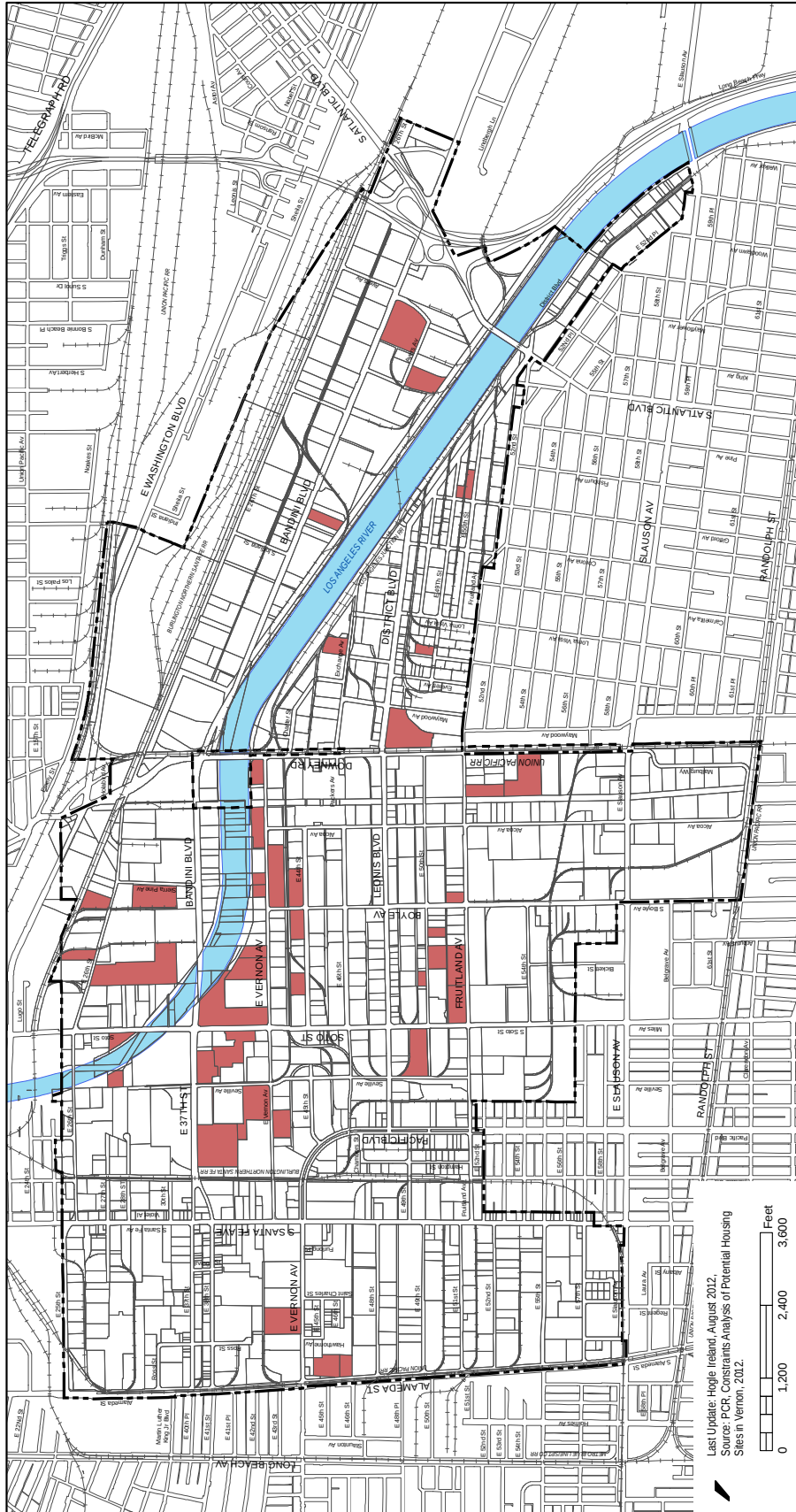
Hazardous Materials

With its history as an industrial City dating to incorporation in 1903, heavy and prolonged industrial use in Vernon is reflected in the following conditions (refer to Figure H-2):

- A high concentration of both underground (38 facilities with 82 underground storage tanks) and above-ground hazardous material storage tanks throughout the City. There are also 20 leaking underground storage tanks clean-up sites.

Within the City, approximately 570 businesses handle/store hazardous materials. Thirty-eight of these businesses handle high levels of extremely dangerous materials regulated by the State.

- Numerous underground pipelines throughout the City, many carrying potentially explosive materials



LEGEND

Companies with Regulated Substances Exceeding Threshold Quantities
California Accidental Release Prevention (CalARP) Program

City Boundaries

- Vernon City Boundary
- Vernon Sphere of Influence

Figure H-2
Highly Toxic Regulated Substances

- Residual soil contamination resulting from prior manufacturing activities on the sites and from previously abandoned chemical waste, open disposal pits, aeration ponds, landfills or petroleum related activities (a high lead content in the soil is common). Six sites in Vernon are on the EPA Superfund List, but none of them are on the National Priority List.
- Approximately 130 miles of railroad track historically treated with herbicides for weed control. Rights-of way show patterns of contamination from spilling, overfilling, or transfer of chemicals.
- Four California EPA-permitted hazardous waste treatment, storage and disposal facilities
- Ten closed landfill sites

Overfilling storage tanks, leaking pipes, and leaking tanks have resulted in residual soil contamination in Vernon. Sixteen sites have been declared Proposition 65 sites (determined by laboratory tests to have excessive carcinogenic or teratogenic chemical contamination). Remediation plans are required to decontaminate the soil.

Due to high background and other petroleum contamination and lack of feasible clean-up options, several sites were remediated with covenants being recorded to advise future purchasers of the presence of contamination. Due to public health concerns, these sites would be unsuitable for future sensitive land uses such as housing.

A significant potential for chemical spills or accidents exists due to the high concentration of underground storage tanks in Vernon. The City's Underground Tank Program has resulted in the removal of over 1,000 tanks. Additionally, where structures were threatened by tank removal, numerous underground tanks were abandoned in place.

Another component of hazardous materials control in Vernon is the "right to know" program. All businesses in the City are required to submit inventories of all hazardous materials used or stored. The City currently has 571 businesses that handle or store hazardous materials. Class C businesses with very high maximum daily volumes (2,001 to 1,000,000 pounds) are the most prevalent, and are located throughout the City. The risk

of upset from businesses handling such high volumes of chemicals, many of which are toxic, is a factor that must be considered in land use planning.

If high levels of certain highly toxic chemicals are present in a business' hazardous materials inventory, these businesses are further regulated through the California Accidental Release Prevention Program (CALARP). Such businesses are required to provide the City's Environmental Health Department with a CALARP report detailing how they plan to prevent the release of such chemicals, as well as presenting a plan for clean-up and notification if there were an accidental release. Such regulated chemicals include ammonia and chlorine gas and could impact a large geographic area if released. As illustrated in Figure H-2, Vernon currently has 38 businesses regulated under CALARP.

The locations of businesses throughout the community with underground storage tanks and/or use or storage of chemical materials indicate that the entire City is subject to chemical spills or accidents, thereby illustrating its inappropriateness for future residential development.

In summary, Vernon's prolonged history as an industrial City has resulted in significant background contamination. Industries that store or use hazardous materials are pervasive throughout the City.

Noxious Odors

Numerous industries that generate noxious odors operate in Vernon, including several focused on the slaughtering and rendering of animals. Overlay districts have been designated in the City's General Plan and Zoning Ordinance to isolate the locations of offensive industrial uses responsible for excessive noxious odors. These overlay districts include a "Slaughtering Overlay" for uses which involve the slaughtering of animals, and a "Rendering Overlay" for the location of rendering facilities. These uses generate significant adverse effects related to odor and release of toxic materials, making residential land uses highly incompatible within their vicinity. Revisions to the Zoning Ordinance will include new standards to address odor control in the Rendering and Slaughtering Overlay Districts.

Noise

As could be expected in a highly industrial city, properties in Vernon are exposed to high levels of noise emanating from stationary industrial activity, as well as from trucks, automobiles, and railroad operations. Numerous companies operate equipment such as large presses and pumps which produce excessive vibrations and generate noise well beyond the level of acceptability for noise-sensitive land uses within the vicinity. Arterial roadways in Vernon have a very high proportion of truck traffic (approximately 30 percent), thereby intensifying noise levels along the City's roadways. In addition, four main railroad lines and a number of switching operations are located in the City, and these generate significant levels of noise day and night.

Figure H-3, derived from the Noise Element, presents noise contours developed for Vernon in 2007 as part of the update to the General Plan. The Zoning Ordinance establishes a one-hour standard of 65 dB(A) between 7:00 A.M. and 10:00 P.M. within 0.10 mile of a school or residence, and a 60 dB(A) standard between 10:00 P.M. and 7:00 A.M. within 0.10 mile of a school or residence.

As evidenced by the contour map, most properties in Vernon are exposed to noise levels of 65 CNEL⁶ or greater, and therefore are normally incompatible with sensitive land uses. The noise contours are based on roadway traffic and do not account for stationary noise sources. The probability is that areas mapped as being outside the 65 dB CNEL may in fact experience excessive noise levels from intermittent or other sources.

Truck and Railroad Traffic

Vernon is traversed by approximately 130 miles of railroad tracks, with approximately 96 at-grade and seven grade-separated railroad crossings. As previously mentioned, truck traffic is extremely heavy, comprising nearly one-third of all traffic in the City. These conditions not only contribute to excessive noise levels, but also create safety hazards for pedestrians, particularly a problem for the elderly, persons with disabilities, and families with children.

⁶ Community Noise Equivalent Level (CNEL) is a noise measure that accounts for increased human sensitivity to noise at night.

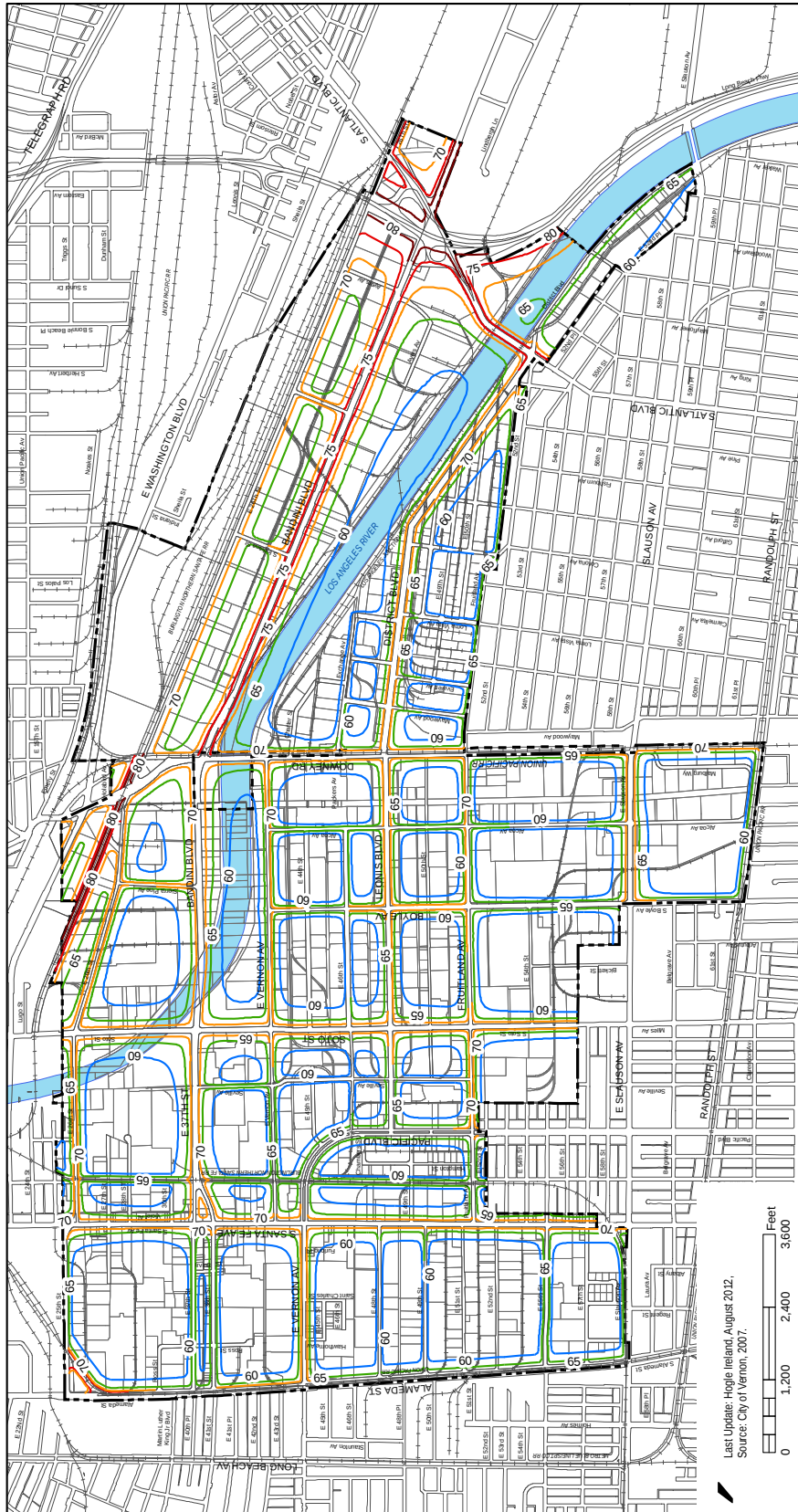


Figure H-3
2007 Noise Contours

Although the construction of the Alameda Corridor has consolidated rail traffic between the Ports of Los Angeles and Long Beach and downtown Los Angeles, no plans have been announced to vacate existing mainline railroads. Some spur tracks have been eliminated, but have been replaced by truck transportation. Also, the rail lines are being considered as routes for future transit rail traffic connecting Orange County to downtown Los Angeles' Union Station. Figure H-4 indicates the principal transportation elements that contribute to noise and pollution in the City of Vernon: the Long Beach Freeway, arterial roadways, collector streets and mainline railroads.

Residential Service Adequacy

Residential development requires the provision of services to meet the needs of the resident population. Services provided at the municipal level include education, recreation, and local retail goods and services. While few such residential services are situated within Vernon, they are generally located within close enough proximity to adequately serve currently existing residences in the City via car or public transportation. However, access to these residential services is along roadways with high levels of track traffic, railroad crossings, and loading activities. These conditions make pedestrian access to residential service facilities difficult and unsafe, particularly for children. However, areas that border the residential neighborhoods of the adjacent city of Maywood are in close proximity to community services, including schools, parks, and local shopping.

Summary of Constraints to Residential Development

Environmental degradation related to hazardous materials and background contamination, noxious odors, noise pollution and truck and railroad traffic present land use conflicts for future residential development in the City. In addition, the lack of adequate, safe access to residential services acts to constrain housing opportunities in Vernon. Although extensive industrial development throughout Vernon has resulted in environmental conditions that limit new housing sites, one or two areas along the City's southern boundary could potentially accommodate a very limited amount of new residential development to meet the City's good governance commitment to the State legislature.

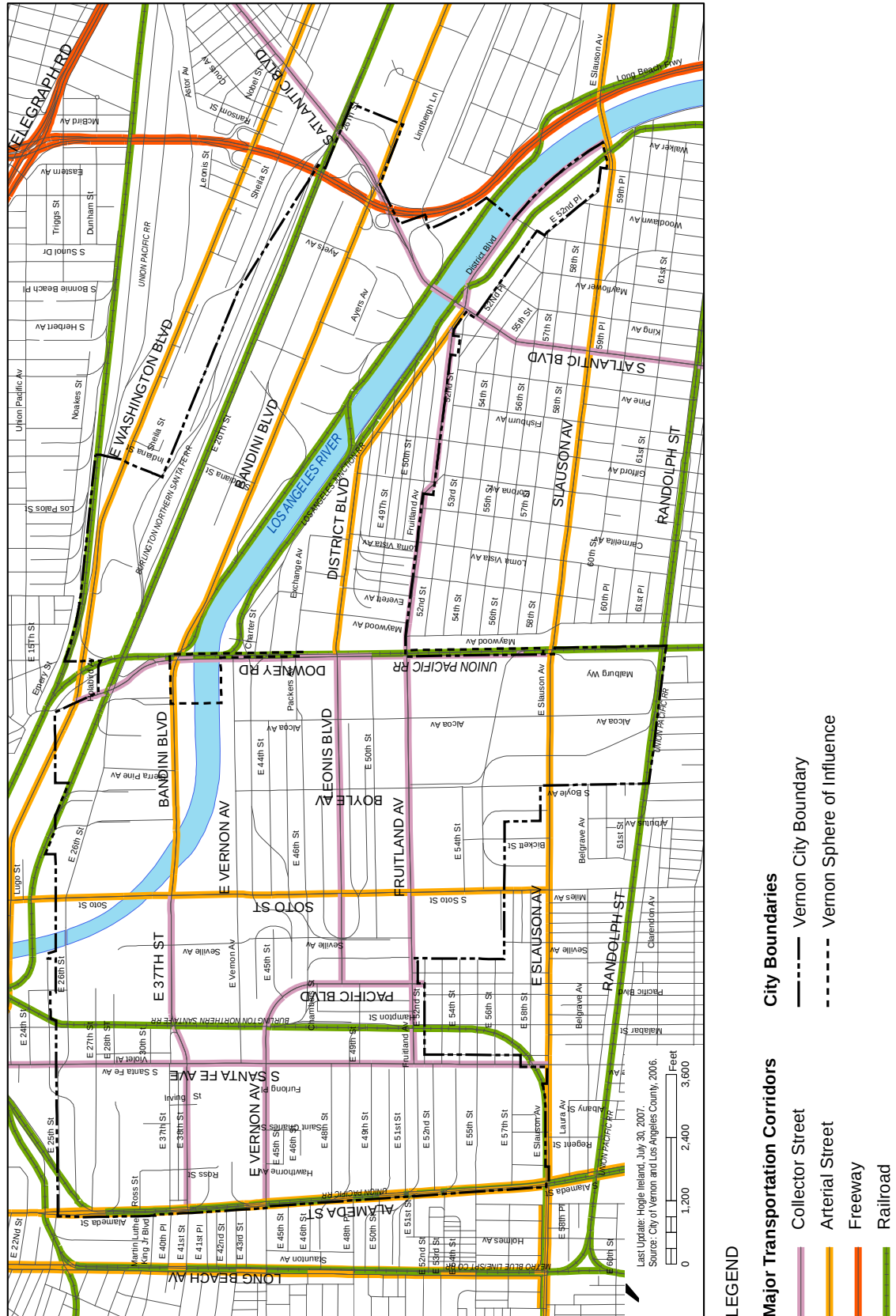


Figure H-4
Major Transportation Corridors

4.0 HOUSING OPPORTUNITIES

As described in Section 3.0, due to inherent incompatibilities between residential uses and the City's heavy industrial environment, future residential development is for the most part not desirable or recommended anywhere in Vernon. The City's policy over many decades has been to discourage development of any new housing units. However, given the City's commitment to the State legislature to expand the voter base, sites must be identified where 30 to 50 new units could be built in Vernon, provided that impacts associated with pervasive industrial operations and extensive site contamination can be wholly addressed, and further provided that housing sites provide new residents with suitable access to schools, open space, and shopping.

Proposed sites for new residential housing would be preferred along Vernon's boundaries, near residential neighborhoods in the adjacent cities of Maywood and Huntington Park. These areas are less impacted from Vernon industrial uses and trucking traffic, but also have good access to services and amenities that support established residential neighborhoods in these adjacent cities.

To assess the current potential for residential development in Vernon as required under Housing Element statutes, staff has identified both vacant properties and underutilized buildings, defined as dilapidated and/or unreinforced masonry structures suitable for demolition.

City staff conducted a field survey of vacant and underutilized properties throughout the entire City. Although some of these sites are located throughout the City, staff subsequently narrowed the potential sites down to areas in the City that are in close proximity to community services and amenities. Potential sites within the Commercial Overlay District were also dismissed due to the potential impacts to residential uses being close to industrial uses. In addition, a key consideration was to ensure that any new residential development would not impede the ability of existing or future adjacent industrial properties to attract a broad range of industrial users, consistent with the City's mission.

To permit housing at the potential sites identified, the City is amending the Land Use Element to establish a Housing Overlay, where residential uses are permitted at a density of up

to 30 units per acre. A similar approach is being used in the Zoning Ordinance to correspond to the General Plan designation. In the Zoning Ordinance, the Housing (-H) overlay district will allow housing development with approval of a Development Agreement. This approach is being used given Vernon's unique character as an industrial city. The Development Agreement will provide for maximum flexibility for development standards while ensuring appropriate features are incorporated into a project to address surrounding industrial businesses in Vernon. The Zoning Ordinance provisions for the Housing overlay district include that all Development Agreements, at a minimum address those standards outlined on pages 20 and 21 of this element.

Potential Residential Housing Sites

Two vacant sites and underutilized properties were considered to have some limited potential for residential development, and one site was identified as having the potential to accommodate emergency housing. These sites are described in Table H-7. The following discussion evaluates these sites in terms of environmental safety and residential service adequacy.

Table H-7
Potential Housing Sites

Site No.	Location	Zoning	Maximum Density	Assumed Density	Acreage	Total Units
Potential Sites for Housing						
A	4675 E. 52 nd Drive	General Industry (I)	30 du/ac	24 du/ac	2.06	49
B	4459 E. 52 nd Drive	General Industry (I)	30 du/ac	24 du/ac	0.52	12
Total					2.58	61

Site A

Site A is a 2.1-acre site located along the northern side of 52nd Drive and owned by the City of Vernon. The south side of 52nd Drive is a residential neighborhood located in Maywood. The site is approximately 500 feet southeast of the Atlantic Boulevard and District Boulevard intersection, and several hundred feet south of the Los Angeles River. Site A is entirely vacant. North of the site is a railroad line, and to the southeast is Sanchez Upholstery Supply. Cal SDM, Inc., a custom metal

fabrication shop and steam boiler company, is located to the northeast, across from the railroad tracks.

Site B

Site B is a half-acre site located in the southwestern portion of Vernon, near the intersection of District Boulevard, Fruitland Avenue, and Cudahy Avenue. The site is bounded by 52nd Street to the south, Fruitland Avenue to the north, and Cudahy Avenue to the east. The property shares three of its property boundaries with the City of Maywood. The site includes a dilapidated warehouse structure built in the 1930s that occupies nearly 50 percent of the site. The remaining site includes an asphalt area overgrown with weeds. Site B is surrounded by Pacific Coast Chemical (in Vernon) to the north, a parking area (in Maywood) to the west, residential uses (in Maywood) to the south, a union assembly hall (in Maywood) to the east, and Maywood Elementary School (in Maywood) to the southeast.

Potential Emergency Shelter Sites

Site C

Site C is a 1.6-acre site located on the southeast corner of Alameda Street and 25th Street, immediately east of the Alameda Corridor. The site is primarily vacant and includes the remains of a building foundation. The site is bounded by produce distributors to the south, a pallet storage business to the southeast, a warehouse building to the east, and the Alameda Corridor to the west and north.

Environmental Safety

Environmental conditions in Vernon are generally incompatible with residential uses. However, the sites chosen for potential residential development and emergency shelters are located along the City's periphery. The land uses surrounding the sites listed in Table H-9 include vacant lots, residential uses, a chemical distributor, an upholstery supply warehouse, an assembly hall, and an elementary school.

All of the sites are exposed to truck traffic due to their locations near Alameda Street, Atlantic Boulevard, and District Boulevard. Site B is located near the intersection of 52nd Street and District Boulevard, which are both Collectors. Site C is located at the intersection at Alameda Street, an Arterial, and

25th Street, a Collector. Site C is located along the Alameda Corridor, which includes a below-ground, triple-tracked rail line.

The Noise Contour Map (Figure H-3) shows that 2007 noise levels exceed 70 CNEL all along the Alameda Corridor and I-710 freeway, indicating residential uses are normally incompatible and should be discouraged. This would primarily affect the Site C, a potential location for emergency shelters. Site A and B are exposed to noise levels below 70 CNEL.

Noxious odors are primarily related to numerous industries in Vernon involved in the slaughtering and rendering of animals, geographically concentrated within the General Plan Slaughtering and Rendering Overlay Districts east of Soto Street. All of the potential housing sites (Sites A, B, and C) are located more than one-half mile from these districts, and will not likely be subjected to the odor impacts, depending on prevailing wind conditions.

City records indicate that all three potential housing and emergency shelter sites are exposed to levels of hazardous materials from underground tanks, soil contamination, and chemicals used for operations in the adjacent area. With approximately 570 businesses currently using or storing hazardous materials, over 80 underground storage tanks, and four hazardous waste treatment facilities, the presence of hazardous materials and hazardous waste is evident throughout the City. A total of 37 businesses utilize regulated substances containing highly toxic materials (CALARP). If an accidental release were to occur at any of these 37 facilities, evacuation would be required for a large geographic area. Table H-8 and Table H-9 describe the locational characteristics of each site and the nearby sources of toxic materials.

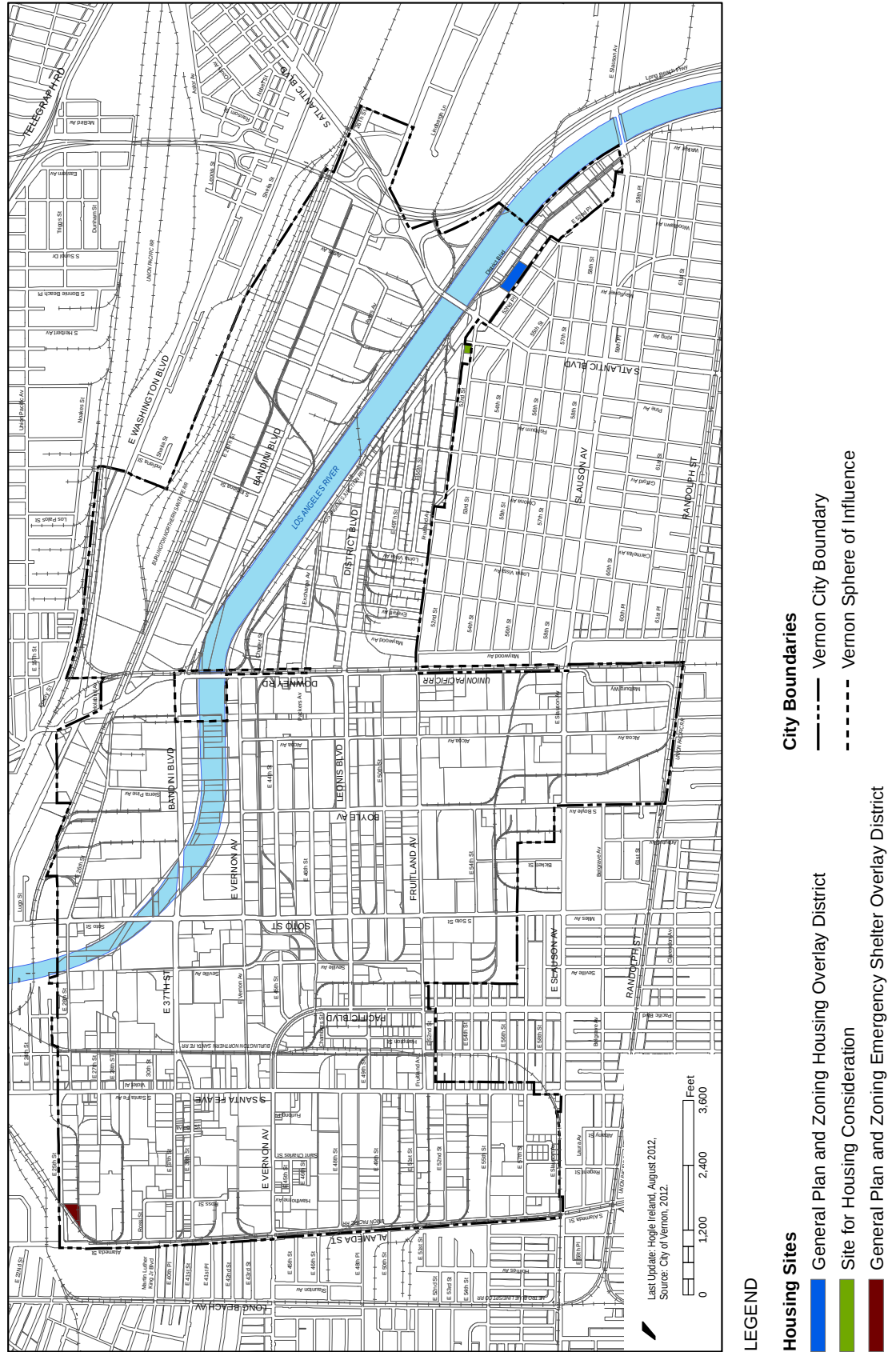


Figure H-5
Housing Sites

Table H-8
Characteristics of Vacant and Underutilized Sites in Commercial/Industrial Zones

Site No.	Assessor Parcel #	Location	Site Size (Acres)	GP Designation and Zone	Current Site Improvements
Potential Sites for Housing					
A	6314-002-900	4675 E. 52 nd Drive	2.06	Industrial	Vacant land
B	6313-022-030	4459 E. 52 nd Drive	0.52	Industrial	Dilapidated warehouse building (built in the 1930s)
Potential Sites for Emergency Shelters					
C	6302-009-039	25th Street	1.61	Industrial	Vacant land

Source: City of Vernon, Community Services Department.

Table H-9
Characteristics of Vacant and Underutilized Sites in Commercial/Industrial Zones

Site No.	Surrounding Land Uses	Truck Traffic	Noise	Odor	Railroad Hazards	Nearby Sources of Toxic Materials Released into Air (within 1/2 mile)
Potential Sites for Housing						
A	Residential, small assembly hall, Maywood Elementary School, parking lot, chemical distributor	Moderate	Low	Low	Low	Trichloroethane, Certain Glycol Ethers, Copper Compounds, Lead Compounds, Methyl Ethyl Ketone, Methyl Isobutyle Ketone, N-Butyl Alcohol, Toluene, Xylene (Mixed Isomers)
B	Residential, vacant lot, railroad tracks, upholstery supply warehouse	Moderate	Low	Low	Moderate	Ethylene Glycol, Ethylene Oxide, Propylene Oxide
Potential Sites for Emergency Shelters						
C	Alameda Corridor, pallet storage yard, produce distributor, material goods distribution warehouse	Moderate	Moderate	Moderate	High	Lead Compounds

Source: City of Vernon, Community Services Department and Environmental Protection Agency, Toxic Release Inventory, 2012.

<http://www.epa.gov/enviro/facts/tri/search.html>

Residential Service Adequacy

Existing infrastructure in the City—including water, sewer, and all dry utilities—is sufficient to accommodate existing housing in the City, and could accommodate development on the sites discussed in this inventory. However, new residential development in Vernon would also require that the new residents be provided basic residential services. The services provided at the local level include education, recreation, and grocery shopping. The estimated distances to these facilities from each site are presented in Table H-10. The California Tax Credit Allocation Committee (TCAC) has established criteria for appropriate distances between residential uses and services, and provides the basis for evaluating residential service adequacy in Vernon.

TCAC's distance criteria for public elementary, middle and high schools is a maximum of one-half mile from residential development. The nearest elementary school to potential residential Sites A and B sites is Maywood Elementary in Maywood; the nearest middle school is Nimitz Middle School in Huntington Park; and the nearest high school is Maywood Academy High School in Maywood. As indicated in Table H-9, both Sites A and B meet the one-half mile locational criteria for elementary schools.

The TCAC has established a maximum one-mile distance criteria within inner city areas for the distance between residential development and a full-scale supermarket where grocery staples, fresh meat, and produce are sold. The closest full service grocery store to the potential residential sites in Vernon is a Food 4 Less, located on Slauson Avenue in Maywood. Review of Table H-9 indicates that both Sites A and B meets are located within one-mile of a Food 4 Less in Maywood.

The TCAC's locational criteria for public parks is a maximum of one-half mile from residential development. The nearest park to Sites A and B is Maywood Park at the intersection of 58th Street and Heliotrope Avenue in the City of Maywood. Adjacent to the park is the Maywood Activity Center, which includes a community center, gym, and indoor basketball court. Site A meets the one-half mile locational criteria for parks facility (Maywood Park). Site B is located approximately one mile away from Maywood Park.

Table H-10
Residential Service Characteristics of Unimproved and
Underutilized Sites in Commercial/Industrial Zone

Site No.	Nearest Elementary School	Nearest Jr. High School	Nearest High School	Nearest Grocery Store	Nearest Park/Rec. Center
A	½ mile	1 ½ miles	1 mile	¾ mile	½ mile
B	500 feet	1 ½ miles	1 mile	½ mile	1 mile

Source: City of Vernon, Community Services Department.

Both Sites A and B are located across the street from residential uses in the City of Maywood. Both sites are within walking distance to Maywood Elementary School and less than two miles from a junior high school, high school, grocery store, and park and community center. Due to the close proximity to Maywood's residential neighborhoods, it makes it easier for children and adults to walk to residential services and avoid the truck traffic and railroad crossings typically found in the center of Vernon.

Summary of Housing Opportunities

Although future residential development is inappropriate in Vernon due to its pervasive industrial character, the shift in policy to allow for an increase in the City's population to enhance government accountability has led the City to identify two sites for potential housing development and one site for emergency shelters. The potential sites are suited for residential use since they are generally close to schools and groceries stores located in adjacent communities. The number of residential units that would be built on these two sites will be able to accommodate the City's RHNA of two future housing units.

The following describes the City's quantified objectives for the 2014-2021 planning period by income group. Since most of the City-owned residential dwelling units have undergone some rehabilitation since 2007, the City anticipates rehabilitating only seven City-owned residential units. As the remaining seven that were not renovated become vacant, the City will consider rehabilitating these units. (New HVAC systems were installed in these units in recent years.) The five privately owned residential units are considered in good condition and not in need of major repair; therefore, for this planning period, no rehabilitation of dwelling units are planned. In quantifying dwelling unit

production goals in Vernon, the City wants to conserve and preserve all existing 31 housing units in the City. The City would like to produce up to 49 dwelling units, where at least two are for low and very low income categories.

Table H-11 Quantified Objectives for 2014-2021				
Category	Very Low Income	Low Income	Moderate Income	Above Moderate Income
New Construction	2	47	0	0
Rehabilitated	0	0	7	0
Conserved	0	0	31	0

5.0 HOUSING PLAN

The Housing Plan for the Vernon Housing Element sets forth goals, policies, and implementing programs to address the housing needs particular to the City of Vernon. Prior to presenting the goals, policies, and programs, an evaluation of the programs in the previous Housing Element (2000) is presented as a foundation for developing the Plan for the 2008-2014 Housing Element.

5.1 Evaluation of Previous Accomplishments

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

Table H-12 shows the progress the City made in implementing the 2008-2014 Housing Programs. An analysis of the effectiveness and continued appropriateness of these programs is provided, and the goals, policies, and programs from the 2008-2014 Housing Element have been updated to reflect this evaluation.

The major focus of housing policy in Vernon is to preserve the existing housing stock in the City and to ensure that existing housing in the City is well maintained. A secondary goal is to identify a site or sites suitable for new housing pursuant to the City's good governance initiative, and a site that can accommodate emergency shelters pursuant to the requirements of SB2.

The Housing Element addresses the health and safety of residents living on or adjacent to industrial sites. The City actively discourages the occupation or construction of dwelling units on or near industrial sites since activities on industrial sites includes operations potentially hazardous to residents. In addition, all units are required to have adequate insulation, air conditioning, approved air and water filtration systems, and sound insulation to

reduce potentially adverse air quality and noise-related impacts from adjacent industrial uses.⁷

⁷ Vernon does not require an adequate sites implementation/rezone program per Government Code Section 65584.09; the City's RHNA of zero required no sites during the previous planning period.

Table H-11
Housing Element Accomplishments for 2008-2014 Planning Period

Policy/Program		Accomplishments
Goal H-1: Ensure that all housing units are maintained in decent, safe, and sanitary condition.		
Policy 1.1	Continue to enforce all relevant building and zoning codes to ensure that all residential units are adequately maintained.	Progress: The City's Department of Community Services is responsible for code enforcement activities. Due to the limited number of units in the City, staff can accurately monitor all units and has determined that all are in good repair.
Program 1	<i>Maintenance of City-Owned Residences</i>	Effectiveness: The City has been effective in maintaining housing conditions in the City, and responds to complaints as needed. By 2008, the City completed fully renovating 19 City-owned dwelling units and added heating, ventilation, and air conditioning (HVAC) systems and upgraded the insulation in seven other units.
Program 2	<i>Code Enforcement</i>	Continued Appropriateness: Code enforcement is an important component that ensures that the limited number of units in the City remains in good repair.
Policy 1.2	Require any remodeled residential units to be equipped with air conditioning and sound insulation to protect residents from exposure to adverse environmental conditions.	Progress: The City actively pursues maintenance on City-owned units, providing renovations on vacated units and repairs as needed on occupied units. Effectiveness: The City successfully completed the renovation of 19 units in 2008. Renovations included adding HVAC systems, and providing insulation for sound protection and energy conservation purposes. Continued Appropriateness: The City owns a majority of residences in Vernon. The City is fully involved with the maintenance and upkeep of the properties, and will continue to provide these services on other units, as they are needed. All remodeled units will be required to provide HVAC systems and sound insulation protection, such as dual paned windows.
Policy 1.3	Mitigate any residential displacement impacts occurring as a result of residential demolition.	Progress: No residential units were demolished during the last planning period. Effectiveness: The City is committed to maintaining the existing housing units in the City. Continued Appropriateness: The City's primary housing goal is to preserve the existing housing units. The City is committed to mitigating residential displacement impacts, should they occur.

Table H-11
Housing Element Accomplishments for 2008-2014 Planning Period

Policy/Program		Accomplishments
Goal H-2: Maintain all existing dwelling units within the City.		
Policy 2.1	Provide for the retention of existing residential units in the City that are economically and physically sound.	Progress: All units in the City were retained during the last planning period. Effectiveness: The 31 residential units in the City have all been determined to be in good condition. Continued Appropriateness: The major focus of housing policy prior to 2012 in Vernon was to preserve the existing housing stock and maintain safe and viable housing units.
Policy 2.2	The City will accommodate the needs of disabled residents through establishment of a reasonable accommodation ordinance or procedures for existing units.	Progress: As of 2012, there are no assisted housing units in the City. The City did not allow new housing prior to 2012. Effectiveness: While there are no federally or state-assisted units in Vernon, the City owns 26 of the 31 housing units in Vernon. These units are rented at levels that are affordable to very low-income tenants. City policy focuses on retention and maintenance of the 31 existing housing units, with no plans for removal of any units, City-owned or otherwise. Continued Appropriateness: While there is no assisted housing in the City that requires monitoring, the City continued this program in the 2008 Housing Element, discussing assisted housing to address Government Code Section 65583(a)(8).
Program 3	Preservation of Assisted Housing	
Goal H-3: Continue to promote the availability of a range in existing unit types and sizes, and equal housing opportunity in the City’s housing market on the basis of age, race, sex, marital status, ethnic background, source of income, and other factors.		
Policy 3.1	Prohibit discrimination in the availability of existing housing.	Progress: The City has not been advised of any discriminatory practices that have occurred in regards to the availability of housing. The City will take a proactive approach in enforcing antidiscrimination laws. Effectiveness: The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. Continued Appropriateness: Prior to 2012, the City's Zoning Ordinance did not allow the development of new housing in the City. As such, housing discrimination related to the siting of housing was not an issue. This program was updated in 2008 to address a range of fair housing concerns related to the existing housing stock, including access for persons with disabilities or special needs, providing greater access to equal housing opportunity.
Program 4	Housing Opportunities for Residents with Special Needs	
Program 5	Equal Housing Opportunity	

5.2 Goals and Policies

GOAL H-1:

Ensure that all housing units are maintained in decent, safe, and sanitary condition.

POLICY H-1.1: Continue to enforce all relevant building and zoning codes to ensure that all residential units are adequately maintained.

POLICY H-1.2: Require any new or residential units undergoing a major alteration to be equipped with air filtration systems (such as HVAC systems) and sounds insulation (such as dual-paned windows) to protect residents from exposure to adverse environmental conditions.

POLICY H-1.3: Mitigate any residential displacement impacts occurring as a result of residential demolition.

GOAL H-2:

Maintain all existing dwelling units within the City.

POLICY H-2.1: Provide for the retention of existing residential units in the City that are economically and physically sound.

POLICY H-2.2: Continue to accommodate the needs of disabled residents through the adopted reasonable accommodation procedure.

GOAL H-3:

Create opportunities for the development of new housing in areas of the City that have the least potential for adverse impacts associated with established industrial uses and truck routes. Locate such new housing nearby community services.

POLICY H-3.1: Implement the Housing Overlay Zone via the Zoning Ordinance and Zoning map to allow for a limited amount of new housing construction.

POLICY H-3.2: Strategically locate sites for new housing so as to minimize noise, vibration, smoke, noxious gases, glare, heat, dust, odors, air pollution, and other adverse impacts associated with industrial uses, slaughtering and rendering uses, businesses that release toxic materials, and trucking and railroad facilities and routes.

POLICY H-3.3: Encourage development of residential uses in strategic proximity to schools, recreational facilities, commercial areas, parks and other public spaces, and transit routes.

GOAL H-4:

Continue to promote the availability of a range in existing unit types and sizes, and equal housing opportunity in the City's housing market on the basis of age, race, sex, marital status, ethnic background, source of income, homelessness, physical disabilities, and other factors.

POLICY H-4.1: Prohibit discrimination in the availability of existing and new housing.

POLICY H-4.2: Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

5.3 Programs

As discussed in this Element, the Vernon City Council has adopted several good governance reform measures, including a commitment to at least double the housing stock within the City. Residential development is will be permitted at strategic locations in Vernon. SCAG adopted a future housing need of two units in Vernon as part of the 2014-2021 Regional Housing Needs Assessment, recognizing that although incompatibility of locating housing in such a heavy industrial environment may not be appropriate, there may be certain areas in Vernon where housing may be suitable. As such, programs to increase the City's housing stock are included below. As indicated in the goals and policies, the primary goals of the Housing Element is to ensure the maintenance of the City's existing housing stock and to allow for limited new housing opportunities. The following programs will implement these goals.

Program 1: Maintenance of City-Owned Residences

The City owns 26 of the total 31 housing units in Vernon, all of which are rented. The City is responsible for the maintenance and upkeep of these units. As indicated in Section 2.0, Housing Needs Assessment, of this Housing Element, all of the City-owned units were determined to be in good repair. In addition, in recent years the City initiated an extensive project on all City-owned units to ensure the continued longevity of existing units. In 2007, the City renovated 12 units, and an additional 14 units were renovated between 2008 and 2011. Since 2007, all 26 units have undergone renovations. The City will continue to provide maintenance to

these units, thus ensuring upkeep for the majority of Vernon's housing stock.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: Ongoing as needed.

Program 2: Code Enforcement

Of the five non-City owned units located in Vernon, none was determined by the City to be in need of substantial rehabilitation. Due to the limited number of privately owned units in the City, a code enforcement program would have limited application. However, it is nonetheless imperative that residential units be adequately maintained for health, safety, and aesthetic concerns. Community Services staff is active in the community and will enforce the City's code to eliminate and prevent unsafe conditions in residential units. Community Services staff responds quickly to code enforcement complaints in Vernon. Community Services staff is active in the community and will actively monitor all residential units in the City to ensure the health and safety of City residents. Staff will respond to reports of code violations within the week that they are reported, and enforce applicable laws to ensure the safety and preservation of all housing units within the City.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: Ongoing

Program 3: Preservation of Assisted Housing

State law (Chapter 1451, Statutes of 1989) requires the City to identify, analyze and propose programs within the Housing Element to address the potential conversion of all federal, State and locally assisted housing developments eligible to change to non-low-income use during the next ten-year period (2008-2018).

Government Code Section 65583(8) defines assisted housing developments as the following: "multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing developments shall also include multi-family rental units that were developed pursuant to a local

inclusionary housing program or used to qualify for a density bonus pursuant to Section 65915-65917.”

Vernon has no assisted housing in its jurisdiction, as confirmed by City and State HCD staff, and through review of “Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion” (California Housing Partnership Corporation), and the “Use of Housing Revenue Bond Proceeds - 1994” (California Debt Advisory Commission). As a result, there is no housing at risk of losing its subsidized status that must be considered in the Housing Element.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: Ongoing

Program 4: Housing Opportunities for Residents with Special Needs

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. The City has adopted procedures in their Zoning Ordinance for housing for persons with disabilities and will provide information to residents through the City’s website.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: Ongoing

Program 5: Priority Water and Sewer Services

In accordance with Government Code Section 65589.7, after the Vernon Housing Element is adopted by City Council, a copy will be immediately delivered to all public agencies or private entities that provide water or sewer services to properties within Vernon.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: 2013

Program 6: Provision of Adequate Sites

The Land Use Element Housing Overlay policy allows up to 60 residential dwelling units citywide, which is more than adequate to meet RHNA objectives for all income levels (two units).

According to the sites inventory capacity analysis, the 2.1-acre housing site (Site A) located at 4675 52nd Drive is estimated to accommodate up to 49 units. The 0.5-acre housing site (Site B) located at 4675 52nd Drive can accommodate up to 12 units. Adequate zoning is in place for Site A, via the Housing Overlay. Site B may be considered as a potential housing site in the future. Together, these two sites can accommodate the total dwelling units identified under the Housing Overlay policy, not to exceed 60 units.

As described on pages 37-38, the Housing Overlay allows residential uses with approval of a Development Agreement. This permitting process is applied to all residential applications and is considered necessary given Vernon's unique industrial character. Through a Development Agreement that City can assure that measures will be in place to create the best possible housing solutions. The Development Agreement must at a minimum ensure that adequate emergency access is provided, that the development includes suitable open space amenities, and parking be provided to meet the anticipated needs of residents.

On the two sites where the Housing Overlay applies, Zoning Ordinance regulations will allow for densities of up to 30 units per acre. The overlay exclusively allows for residential uses (no mixed use). Given the size of the largest site, at least 16 units can be constructed, per Section 65583.2(h) and (i) of the Government Code. The Housing Overlay is being adopted in conjunction with adoption of the Housing Element.

The site on 52nd Street is to be developed with units all affordable to lower-income households, with the developer seeking Low Income Housing Tax Credit funding. In the event this development project does not move forward, the City will continue to seek a developer who can provide similar housing. While no density bonus has been deemed necessary to incentivize development of affordable housing, the City recognizes that developers can request a density bonus pursuant to State law. Because land use policy will not allow for additional housing development beyond the two sites identified in this element and given that densities are sufficient to encourage affordable housing projects, the City does not see the need to adopt specific regulations for density bonuses. Thus, the City Zoning Ordinance will be amended simply to reference State law.

With regard to housing persons in need of emergency shelter, in conjunction with adoption of the Housing Element the City has

adopted Zoning Ordinance to establish an Emergency Housing overlay zone. This zone, applied to a large property in the northwest portion of Vernon, allows emergency shelters by right (see Figure H-5). The property is over five acres in size and can accommodate one or more shelters. Like all other properties in Vernon, the site is surrounded by industrial uses. However, this particular site is easily accessible from transit routes along Santa Fe Avenue and Alameda Street. The site is currently vacant and owned by the Alameda Corridor Transportation Agency.

Responsible Agency: Department of Community Services

Project Funding: Departmental Budget

Timeframe: Development of housing to accommodate the RHNA by 2015; amend Zoning Ordinance by May 2013 to include reference to State law regarding density bonus provisions; immediate availability of Emergency Housing Overlay site for any application for such use.

Program 7: Equal Housing Opportunity

The Vernon City Clerk's Department is responsible for referring equal housing opportunity questions. Any questions or concerns raised by residents will be accepted by the City Clerk and brought before City Council for resolution. In order to disseminate information on fair housing resources more broadly, the City will place a link on the City's website that refers to the Housing Rights Center Frequently Asked Questions webpage on housing discrimination.

Also, persons in need of transitional and supportive housing can readily be accommodated within any housing development proposed in the Housing Overlay zone. In conjunction with adoption of this Housing Element, the City has amended the Zoning Ordinance to define transitional and supportive housing as a standard residential uses of property permitted within the Housing Overlay zone. Any proposal for such housing is subject to the same permitting requirements (approval of a Development Agreement to define the site plan and development parameters) as any other type of housing.

Responsible Agency: Department of Community Services;
City Clerk

Project Funding: Departmental Budget

Timeframe: June 2013

5.3 Redevelopment Agency Dissolution

On December 29, 2011 the California Supreme Court issued a ruling upholding AB 1X 26, legislation that called for the elimination of hundreds of local redevelopment agencies in the state, including the Redevelopment Agency for the City of Vernon.

The City of Vernon elected to become the Successor Agency of the former Vernon Redevelopment Agency and established an Oversight Board. As the Successor Agency, the Oversight Board oversees certain fiscal management of former Agency fund. This includes carrying out existing projects that are in various stages of development.

The City was not required to set aside 20 percent of the tax increate collected in the Industrial Redevelopment Project Area to be used by the Agency to increase the City's supply of affordable housing, because it determined that were was no housing need in the City. Therefore, there are no existing housing set-aside funds for the Industrial Redevelopment Project Area.