

CITY OF WHITTER



General Plan Housing Element Update, 2014-2021

City of Whittier General Plan
Adopted Housing Element 2014-2021
October 14, 2013

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1. INTRODUCTION

A. BACKGROUND

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that all local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, all California local governments are required to prepare a housing element (or housing chapter of the general plan) that specifies how the community will plan for its housing needs.

The detailed statutory requirements for preparing a housing element are codified in the California Government Code (sections 65580–65589). As stated therein, the housing element must contain an identification and analysis of its existing and projected housing needs; an analysis of the various governmental and nongovernmental constraints to meeting that need; and a series of goals, policies, and scheduled programs to further the development, improvement, and preservation of housing.

The Whittier Housing Element has six sections:

- *Chapter 1, Introduction*, provides an introduction to the statutory authority and requirements for the housing element, related planning efforts, and a description of the public outreach process.
- *Chapter 2, Community Profile*, provides an analysis of demographic, social, and housing characteristics; current and future housing needs due to population growth and change; and other housing issues and needs.
- *Chapter 3, Constraint Analysis*, provides an analysis of the governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups.
- *Chapter 4, Housing Resources*, provides an analysis of the available land for housing, as well as the financial resources and administrative capacity to manage housing programs.
- *Chapter 5, Program Evaluation*, provides a review of accomplishments from the prior housing element, including the relevance of current goals, policies, and programs.
- *Chapter 6, Housing Plan*, contains specific goals, policies, and implementation programs to address the development, improvement, and conservation of housing that will address housing needs in Whittier.

B. RELATED PLANS

Whittier's 2014–2021 Housing Element is related to many other local planning efforts, some of which are mandated by the State of California and the federal government. These related planning efforts are noted below.

- **General Plan Consistency.** The 2014–2021 Housing Element is consistent with other elements in the general plan. The sites designated for housing are capable of accommodating the City's entire regional housing needs allocation. The identified housing sites are also consistent with the land use plan in the general plan and the growth projections analyzed in the environmental impact report. The City will maintain consistency between general plan elements by ensuring that proposed changes in one element, including the housing element, are reflected in other elements when such amendments of the general plan are needed.
- **Water and Sewer Plans.** Residents are supplied water service by three service providers—Whittier Water Department, Suburban Water Systems, and California Domestic Water Company. In accordance with state law, the 2014–2021 Housing Element was transmitted to these agencies before submitting the draft for public review so that population projections can be incorporated into their master plans. Each service provider must prioritize service to affordable housing under Government Code section 65589.7—should a shortfall in water or sewer service occur.
- **Disadvantaged Communities.** As required by recent changes to state law (Wolk Amendment or SB244), local governments are required to amend their land use element to address the provision of services to disadvantaged communities located within its sphere of influence. According to the Los Angeles County Local Agency Formation Commission, the City of Whittier does not have disadvantaged communities in its sphere of influence. A map is included in the constraints chapter of this element. Therefore, the City is not required to amend the General Plan Land Use Element to address this legislation.
- **Whittier Consolidated Plan.** The City of Whittier qualifies as a federal entitlement jurisdiction and prepares a consolidated plan to receive housing and community development funds from the federal government. Whittier's Consolidated Plan was last revised for the 2010–2015 planning period. The housing, community development, and economic needs identified during that planning effort and the program commitments made continue to be consistent with the housing planning priorities and programs identified in the 2014–2021 Housing Element.

The City of Whittier's 2014–2021 Housing Element complies with and is internally and externally consistent with other related land use, housing, open space, and other planning efforts as required by state law.

C. PUBLIC OUTREACH

California law requires that local governments include public participation as part of the housing element. Specifically, Government Code section 65583(c)(7) states “that 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.” State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive.

The City’s outreach program included the following venues:

- **Stakeholder Interviews:** More than a dozen stakeholders in Whittier were interviewed about their perception of current housing needs, constraints to meeting housing needs, and housing programs to include in the City’s Housing Element Update. This included the hospital, homeless and mental health service providers, community organizations, developers, and others.
- **Community Workshop.** Two workshops were held on July 17, 2013 and August 7 2013, to solicit comments from the public about the City’s Draft Housing Element Update. These workshops were extensively advertised in the Whittier Daily News, city newsletters, cable television, direct mail to stakeholders, the City’s website, and flyers placed at City facilities;
- **E – Newsletter Blast.** City staff has an existing Economic Development email newsletter that is circulated regularly to over 300 local businesses in the community. Information regarding the City’s the 2014–2021 Housing Element Update was circulated to this audience, knowing that housing is also an important topic to our business community;
- **Pre-HCD Workshop.** Finally, a workshop was held before the City Council on August 13, 2013 prior to sending the housing element to the California Department of Housing and Community Development. The public hearing was duly noticed and all were invited to attend, participate, and provide comments on the housing element draft before its release for HCD review.
- **Adoption Hearings.** The public can also comment on Whittier’s Housing Element Update for the 2014–2021 planning period after the City receives feedback/comments from HCD during the future Planning Commission and City Council adoption public hearings.

The vast majority of public comments received were related to special housing needs in the Whittier community. Included in the draft housing element is a new goal area that addresses special needs groups. In addition, the housing needs assessment was significantly revised accordingly.

Introduction

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2. HOUSING NEEDS

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

A. DEMOGRAPHIC TRENDS

POPULATION GROWTH

According to the 2010 Census, the City of Whittier has a population of 85,331, ranking 69th out of 88 cities in the County of Los Angeles for total population. In recent decades, Los Angeles County has trailed other counties in southern California with respect to population growth. Between 1990 and 2000, Los Angeles County population increased by 7.5%, compared to Orange (16%), San Bernardino (17%) and Ventura (12%). Whittier’s population increased at a comparable rate as the county at 7.5% during this same time period.

From 2000 to 2010, population growth declined across southern California, largely due to the national recession and depressed housing market. Similar to Los Angeles County, Whittier experienced only a 2% increase in population during this time. The recession is expected to continue to have a slowing effect on growth. Whittier is projected to grow 3% from 2010–2020 and reach a buildout of 96,023 persons after 2030. Figure 2-1 shows population growth trends according to the Southern California Association of Governments.

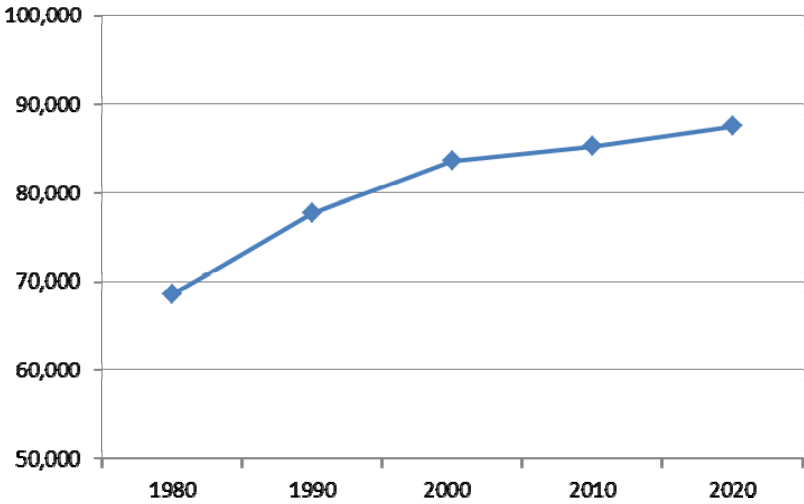


Figure 2-1: Population Growth (1970–2010)

POPULATION CHARACTERISTICS

Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Typically, younger households seek affordable rental housing opportunities as they begin their careers. As adults spend more time in the workforce and form families they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

The City’s population is comparable to that of Los Angeles County, with a median age of 35 years and similar in all segments of the population. As shown in Table 2-1, while adults ages 25–44 and dependents under 18 years continue to comprise the largest share of Whittier residents, their shares of the population declined from 2000 to 2010, while a significant increase in residents was among middle-aged adults ages 45–64 years. Seniors and young adults (18–24 years) also declined in their share of the population.

Along with an aging population, Whittier has become more diverse in race and ethnicity, although to a lesser degree than in Los Angeles County. From 2000 to 2010, Whites in Whittier declined from 38% of the population to 28%, while Hispanics increased from 56% to 66%. All other races generally maintained their similar share of the population from 2000 to 2010. These demographic changes can impact housing needs to the extent housing needs vary between people of different races and ethnic backgrounds.

Table 2-1: Population Characteristics in Whittier

	2000		2010	
	Number of Residents	Percent of Total	Number of Residents	Percent of Total
Total Population	83,680	100%	85,331	100%
Age Characteristics				
+ 0–17 years (dependent)	23,667	28%	21,686	25%
+ 18–24 years (household forming)	8,360	10%	9,198	11%
+ 25–44 years (family forming)	25,585	31%	23,627	28%
+ 45–64 years (move up housing)	15,582	19%	20,819	24%
+ 65 < years (retirement years)	10,486	13%	10,001	12%
Race and Ethnicity				
+ Hispanic	46,765	56%	56,081	66%
+ White	31,475	38%	24,126	28%
+ Asian/Pacific Islander	2,718	3%	3,087	4%
+ Blacks	838	1%	780	1%
+ All Others	1,884	2%	1,031	1%

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

Note: May not total to 100% due to rounding.

HOUSEHOLD CHARACTERISTICS

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

Table 2-2 identifies household composition for Whittier in 2000 and 2010. In 2010, married family households with children comprised 24% of Whittier's households, down from 26% in 2000 but higher than the county at 22%. Whittier's married family households without children maintained the same share of total households from 2000 to 2010, at 26%, also higher than the county at 23%. Whittier has fewer one-person households than the county (22% compared to 24%), but both average similar household sizes at 3.0.

Since 2000, several interesting trends have occurred in Whittier. Although the number of households remained the same, there were shifts in the share of different types of households. The largest decline was in married family households with children, which fell by 806 households, or 2%. Other family households increased by 844, the majority of these represented by female householders without husbands. Single persons declined in number by 223 but maintained the same share of total households.

Over time, there appears to be a gradual change in household composition. Part of this trend could be attributable to changing household patterns. However, it is unclear whether this trend is rather due to the housing market. Since 2000, housing vacancy rates have doubled and household type cannot be determined from vacant units. Therefore, the change in household composition may reflect a higher number of vacant units or foreclosures. These changes merit review to determine whether they are long-term trends.

Table 2-2: Household Characteristics in Whittier

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

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

ECONOMIC CHARACTERISTICS

Economic characteristics, such as the employment rate, also affect housing needs of residents. In 2010, approximately 43,147 Whittier residents older than 16 years (or 66%) were in the labor force, similar to the county. As shown in Table 2-3, Whittier residents work in a diversity of business sectors, the dominant sectors being retail and goods production (e.g., manufacturing and construction), but not by a large margin. Jobs held by residents are generally even across all sectors. On the other hand, jobs offered in Whittier are largely in the health care sector (28%), retail (24%), and education (17%).

Overall, the City has a ratio of 1.4 residents in the labor force for every job offered. But there are differences across industries. Within the retail and education industries, Whittier has one job for every resident working in those industries. The ratio increases to only one job for every two residents working in the knowledge-based and public administration industries, one job for every three residents working in manufacturing, and one job for every four residents working in utilities and distribution. However, for healthcare, the City has twice the number of jobs as residents working in that field. This means that while the healthcare industry, a relatively high-paying field, must recruit employees from out of town, many residents in the manufacturing and utilities sector must commute to surrounding communities for work.

Table 2-3 below summarizes the jobs held by Whittier residents (regardless of the location of the job) versus the jobs offered in Whittier.

Table 2-3: Employment in Whittier, 2010

Economic Sector	Jobs (in and outside Whittier) Held by Resident		Jobs Available in Whittier	
	Number	Percent	Number	Percent
Health Care and Social Assistance	3,593	11%	6,795	28%
Educational Services	4,341	13%	4,257	17%
Retail, Services, Entertainment	6,461	19%	5,907	24%
Goods Production	5,087	15%	1,486	6%
Public Administration	4,063	12%	1,735	7%
Knowledge-Based Industries	4,421	13%	2,213	10%
Utilities and Distribution	4,237	13%	1,121	5%
All Other Sectors	1,486	4%	1,135	5%
Total	33,689	100%	24,649	100%

Source: LEHD, 2010 for Whittier.

Notes:

Goods Producing—includes forestry, fishing, agriculture, hunting; mining, quarrying, oil and gas; construction; manufacturing.

Utilities & Distribution—includes utilities; wholesale; transportation and warehousing.

Retail, Service, Entertainment—includes retail, food, and accommodation; arts, entertainment and recreation.

Knowledge-Based—includes professional, scientific, technical; information, finance, real estate, management of companies, etc.

Health and Education—includes predominantly health care and educational services.

HOUSEHOLD INCOME

Household income is a fundamental factor affecting housing opportunity. In 2010, the City’s median household income was approximately \$68,000, or approximately 120% of the \$56,000 in the county. This is a slight relative increase from the past decade—the median income in Whittier was only \$49,000 or 117% of the median county household income in 2000. So while household income significantly increased, the relative ranking improved only slightly because incomes countywide improved at the same rate.

The State of California Department of Housing and Community Development (HCD) surveys households in each county on an annual basis to determine the median income. The median income is also adjusted for households of different sizes. Households are then grouped into four income groups for purposes of determining the need for assistance. Based on 2013 categories, these income groups and thresholds are:

- Extremely low: households earning up to 30% of the county median family income (CMFI), or a maximum of \$25,600 for a household of four.
- Very low: households earning 31% to 50% of CMFI, or a maximum income of \$42,700 for a household of four.
- Other low: households earning 51% to 80% of CMFI, or a maximum of \$68,300 for a four-person household.
- Moderate: households earning 81% to 120% of CMFI, or a maximum income of \$77,750 for a household of four.
- Above moderate: households earning above 120% of CMFI, which is more than \$77,750 for a household of four.

As shown in Table 2-4, the percentage of Whittier residents who are low income (33%) is lower than that of Los Angeles County at 41%. The majority of households are in the above-moderate income category (50%). These percentages are consistent with the age and educational characteristics of Whittier—half of Whittier’s residents are within the 25–64 range and have at least one or more years of college education.

Table 2-4: Household Income in Whittier, 2010

Income Category	Total	
	Total Number of Households	Percent of Total Households
Extremely Low Income	2,384	8.9%
Very Low Income	2,653	9.9%
Other Low Income	3,798	14.2%
Moderate Income	4,711	17.6%
Above Moderate Income	13,272	49.5%
Total	26,818*	100%

Source: Southern California Association of Governments, 2011.

Note: Total households by income level are from a special run of the 2005–2009 ACS used for federal housing planning purposes. The household total will therefore be different than the 2010 Census.

B. HOUSING CHARACTERISTICS

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

HOUSING COMPOSITION

A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Whittier. As shown in Table 2-5, single-family detached housing units increased by more than 300, but this increase was offset by a decline in attached units. This resulted in a decline to 69% of all housing units in Whittier, down from 71% in 2000. Whittier’s high proportion of single-family homes relative to the county (57%) is also responsible in part for the higher homeownership rate.

Whittier’s multiple-family units (e.g., townhomes, apartments, and similar attached housing products) make up a smaller share of its housing stock than the region’s—22%, compared to 34% for the county. However, multi-family housing increased from 21% to 22% of total housing units from 2000 to 2010. This change is largely due to projects such as the Gables condominiums. Mobile home units represent less than 1% of the total housing stock and are not anticipated to increase further due to land availability.

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

Table 2-5: Housing Characteristics in Whittier

Housing Products	2000		2010	
	Number of Units	Percent of Units	Number of Units	Percent of Units
Single-Family Units				
+ Single-Family Detached	19,092	66%	19,355	65%
+ Single-Family Attached	1,484	5%	1,165	4%
Multiple-Family Units				
+ Multiple-Family (2 to 4 units)	2,058	7%	2,304	8%
+ Multiple-Family (5 or more)	6,191	21%	6,574	22%
Mobile Home Units				
	187	1%	193	1%
Total	29,040	100%	29,591	100%

Source: U.S. Census, 2000; California Department of Finance, 2010

Note:

Over the decade, the single-family attached housing unit category showed a decline. This was not due to the demolition of units, but rather an anomaly of the data. This could be due to: 1) changes to the federal definition of a housing unit; 2) Census error in allocating units between the City and unincorporated areas, or 3) condominium conversions that changed how a unit was recorded.

HOUSING TENURE

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing.

Homeownership

The American dream is intertwined with homeownership, which is often associated with independence, economic success, safety, and family. Ownership commits the owner to a long-term economic relationship with the home, typically resulting in increased investment into the property, which in turn increases property values within a neighborhood. Home investment and the physical presence of homeowners are thought to also improve the quality and stability of residential neighborhoods.

In the City of Whittier, the majority of households (57% or 16,207) own a home while 43% (12,066 households) rent a home (U.S. Census 2010). Whittier's homeownership rate has declined from the 58% homeownership rate in 2000. In Los Angeles County, the homeownership rate was also lower than Whittier—48% of the units are owner occupied and 52% are renters. Declining homeownership rates have occurred across Los Angeles County and are due, in part, to the highest level of foreclosures in generations.

Vacancy Rates

Housing vacancies are a measure of how well the supply of housing matches the demand for specific types of housing. Typically, housing vacancy rates of 5% to 6% for apartments and 1% to 2% for homes are considered optimal. This amount of housing vacancies assures that consumers have sufficient choices for different homes, that prices are generally moderated because a balanced supply is available, and that developers have a financial incentive to continue building housing. Higher vacancy rates lead to price depreciation, while lower vacancy rates cause housing rents and prices to increase.

According to the 2010 Census, the City of Whittier's housing vacancy rate is estimated at 4.5%, which is below the countywide rate of 5.9%. Whittier's vacancy rate is 1.3% among owner-occupied units and 5.1% among renter-occupied units, versus countywide vacancy rates of 1.7% and 5.8%, respectively. These rates are substantially higher than 2000 rates in Whittier, which were 0.9% for owner-occupied and 2.1% for renter-occupied units. Still, the overall housing vacancy rates in the community appear to be optimal.

Housing vacancy rates do not generally include foreclosures, unless the unit is unoccupied and for sale. According to Zillow, Whittier has approximately 334 foreclosures (pre-foreclosure and foreclosed units). These statistics are estimated by Zillow based on the reported address. However, given that many homes in Whittier's Sphere of Influence report a Whittier address, it is unclear whether this data includes the unincorporated or incorporated areas. In any case, foreclosures will continue to affect the current housing market.

HOUSING AGE AND CONDITION

Well-maintained housing is important to residents who take pride in the quality of life offered in Whittier. Well-maintained housing stabilizes property values, attracts residents to a community, and contributes to neighborhood quality. As the majority of homes in Whittier are over 50 years old, housing age and its condition will remain an ongoing priority in Whittier.

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

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

Table 2-6 shows the decade when housing was built in Whittier. The U.S. Census reports that a small percentage of housing units lack complete kitchens, bathrooms, or heating. The vast majority of housing (96%) has complete kitchen facilities. Less than 1% of homes are without plumbing. In the absence of specific surveys, City staff estimate that approximately 1% of single-family units and 1% of multiple-family units need rehabilitation.

Table 2-6: Age of Housing

Decade Built	Housing Age	
	Number of Units	Percent of Units
Built 2000 or later	320	1%
1990s	664	2%
1980s	2,176	8%
1970s	3,268	11%
1960s	4,239	15%
1950s	10,914	38%
Before 1950	7,089	25%
Total	28,670	100%

Source: American Community Survey, 2006–2010.

Note: Sample counts do not take into account vacant units or all units.

HOUSING PRICES

Los Angeles County has experienced unprecedented changes in home prices. From 2000 to 2006, the median home sales price increased 145%, from \$228,000 to \$558,000. However, as the recession impacted the region, housing prices plummeted 40% from 2006 to 2010. In Whittier, the median price increased 176% between 2000 and 2006, from \$183,000 to \$505,000, and decreased by 36% between 2006 and 2010. In 2010, the median home sales price in Whittier was \$325,000, about \$8,000 lower than in the county.

Specific housing prices and rents for different types of housing products are summarized below and in Table 2-7.

- **Single-Family.** City-wide, the average home price in Whittier is about \$410,000. Average home prices range from \$278,000 for a smaller two-bedroom unit to \$487,000 for a larger home. New homes sell for considerably more. Smaller older homes in central Whittier are less expensive than the larger, new homes in the City’s hillside areas.
- **Townhomes/Condominiums.** According to a sample of 240 homes, the average sales price for a condominium in Whittier is approximately \$268,000. Prices range depending on location and size of unit, ranging from \$199,000 for a 1-bedroom unit to \$355,000 for a 4-bedroom unit.
- **Mobile homes.** Mobile homes and manufactured housing prices range from \$25,000 to \$66,000, depending on the location and size of unit. Mobile homes and manufactured housing are located primarily in mobile home parks, and therefore the price averages approximately \$45,000.
- **Apartments.** The rental housing market in Whittier is comprised primarily of apartments and single family homes, with a few townhomes. Apartment projects rent for an average of \$1,000 for a one-bedroom unit, \$1,400 for a two-bedroom unit, and \$1,900 for a three-bedroom unit.

Table 2-7: Housing Prices and Rents in Whittier

Projects	Average	Average Prices by Unit Size			
		1 bed	2 bed	3-bed	4-bed
Single-family	\$410,000	–	\$276,000	\$380,000	\$487,000
Condominiums	\$268,000	\$199,000	\$200,000	\$351,000	355,000
Mobilehomes	\$45,000	\$25,000	\$50,000	\$66,000	–
Apartments	N/A	\$1,000	\$1,400	\$1,900	–

Source: Redfin.com, 2010–2012. Zillow.com and other internet rental sites.

Notes: Apartment survey excludes publicly subsidized affordable units.

Mobile home unit sales from Realtor.com, Redfin, and others.

HOUSING AFFORDABILITY

Housing affordability refers to how much a household can afford to pay each month for an apartment, townhome, or single-family home. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a “cost burden.” It is assumed that households should not spend more than a certain proportion of income toward housing expenses; otherwise, they are deemed to be overpaying.

The housing industry typically assumes that the “affordable” payment for a homeowner should range from 30% to 40% of gross monthly income, with the latter figure being used in the California Association of Realtors’ first-time homebuyers’ index. For renters, the appropriate cost burden also varies from 30% to 40%, with the latter being used under the federal housing choice voucher program. The Health and Safety Code uses 35% as the appropriate cost burden. This housing element uses a midpoint of 35% for ownership (as many expenses are tax deductible) and 30% for renters as the thresholds.

A mortgage payment typically includes several components—loan principal, interest, taxes, and insurance. For purposes of calculating affordability, we assume a conventional 30-year, FHA-insured loan at 5% interest in the housing affordability calculation. Other costs may come into the housing affordability equation on a case-by-case basis, such as HOA fees. Table 2-8 shows the amount that households of different sizes and income levels can afford to pay for a single-family home or apartment unit.

Table 2-8: Affordability of Housing in Whittier

Income Category ¹	Household and Unit Size			
	2-Person (1 bd unit)	3-Person (2 bd unit)	4-Person (2 bd unit)	5-Person (3 bd unit)
Maximum Affordable Home Price²				
Extremely Low	\$33,000	\$42,000	\$52,000	\$60,000
Very Low	\$84,000	\$100,000	\$116,000	\$129,000
Low	\$162,000	\$187,000	\$213,000	\$234,000
Moderate	\$265,000	\$303,000	\$342,000	\$373,000
Maximum Affordable Monthly Rent³				
Extremely Low	\$389	\$437	\$486	\$525
Very Low	\$648	\$729	\$810	\$875
Low	\$1,037	\$1,166	\$1,296	\$1,400
Moderate	\$1,556	\$1,749	\$1,944	\$2,100

Source: The Planning Center|DC&E, 2010.

Notes:

- ¹ 2010 HCD Income Limits are based on surveys by the U.S. Department of Housing and Urban Development for Los Angeles County.
- ² Assumes 30-year fixed mortgage, 10% down payment, 5% interest rate, standard expenses, and maximum payment of 35% of income toward housing.
- ³ Monthly affordable apartment rent based on two-bedroom units with monthly payments of less than 30% of gross household income and \$100 monthly utility payment.

*The figures and affordability thresholds presented are generalized examples and reflect a broader set of conditions than the City’s individual housing programs.

Housing Affordability by Income Level

The following summarizes the general affordability of rental and ownership housing to different income groups based on the assumptions in Tables 2-7 and 2-8, which are average prices of existing homes and apartments. New products will likely not be affordable to the respective income groups. Housing affordability for specific income groups are summarized below.

- **Extremely Low Income.** Extremely low income households can afford a home priced up to \$60,000, depending on household size. The only new homes affordable to extremely low income households are mobile homes that sell for an average of \$45,000. Apartments are also not affordable to extremely low income households, except for senior or family projects subsidized by the Los Angeles County Housing Authority. This income group typically experiences high levels of overpayment.
- **Very Low Income.** Very low income households can afford a home priced in Whittier from \$84,000 to \$129,000, depending on the household's size. This income group can afford all existing mobile homes; however, according to Redfin, the smallest condominium (1 bedroom) would not be affordable for a very low income household. A very low income household could afford \$648 to \$875 in rent, which is also below the rent being charged by market rate apartments in the community. This income group typically experiences high levels of overpayment.
- **Low Income.** Low income households can afford a single-family home priced up to \$234,000. This income group can afford all existing mobile homes and an average 2-bedroom condominium. However, single-family homes and larger condos are unaffordable to low income households. Low income renters can afford \$1,037 to \$1,400 per unit in rent, which will afford this income group up to a 2-bedroom apartment in Whittier. This income group typically experiences high levels of overpayment.
- **Moderate Income.** Moderate income households can afford a home from \$265,000 to \$373,000 and a rent ranging from \$1,556 to \$2,100. Compared to market prices, a moderate income household can afford to buy an average condominium in Whittier, a small 2-bedroom single-family house, and most market-rate apartment option in the City. However, new condominiums (such as the Gables) sell for prices exceeding \$400,000.
- **Above Moderate Income.** Above moderate income households can afford any apartment, condominium and single-family home in Whittier, but would need to make significantly above the median household income. To afford a single-family home, a 2-person household would need to earn 165% of the median household income (\$85,553) to afford a 3-bedroom home, and 207% above the median (\$107,330) to afford a 4-bedroom home. A 4-person household would need to make a minimum of 132% of MHI (\$85,536) to afford a 3-bedroom single-family home and at least 165% of MHI (\$106,920) to afford a 4-bedroom single-family home in Whittier.

HOUSEHOLD PROBLEMS

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

Table 2-9 and the following show the prevalence of housing problems in Whittier according to the 2005–2009 American Community Survey.

- Overcrowding.** Overcrowding refers to a situation where a household has more members than habitable rooms in a house. Overcrowding can be moderate or severe. Moderate overcrowding is 1.0 to 1.5 persons per room and severe overcrowding is anything higher. Approximately 4% of homeowners and 14% of renters in Whittier live in overcrowded situations, which are below county averages of 6% and 18%, respectively.
- Overpayment.** Housing overpayment refers to paying more than 30% of income toward housing. Overpayment can be either moderate or severe. Moderate overpayment refers to paying 30 to 49% of income toward housing, and severe overpayment is anything higher. Approximately 40% of owners and 50% of renters in Whittier overpay for housing, which are below the county averages of 45% and 54%, respectively.
- Substandard Housing.** Substandard housing refers to housing that lacks complete kitchen or plumbing facilities. According to the 2005–2009 CHAS, approximately 474 households or 1.8% of all housing units lack complete plumbing or kitchens. This translates to 4% of renter households and 0.6% of ownership households who reside in a dwelling unit in Whittier that lack either or both complete kitchen or plumbing facilities.

Table 2-9: Housing Problems

Housing Problem	Overpayment		Overcrowding		Substandard Housing	
	Renters	Owners	Renters	Owners	Renters	Owners
None	5,264	9,474	9,474	15,242	10,605	15,740
Moderate	3,026	3,665	1,076	469	380	94
Severe	2,421	2,724	435	123		
Total	10,985	15,834	10,985	15,834	10,985	15,834
None	48%	60%	86%	96%	96%	99%
Moderate	28%	23%	10%	3%	4%	.6%
Severe	22%	17%	4%	1%		

Source: American Community Survey, 2005–2009.

LOWER INCOME HOUSEHOLDS

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

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

The vast majority of extremely low income households face a high incidence and severity of housing problems, defined as a cost burden greater than 30% of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. For example, 83% of extremely low-income renter households faced housing problems and 81% overpaid for their housing. Owner households did not fare much better: 81% had a housing problem, 77% overpaid for housing, and 67% severely overpaid for housing.

Table 2-10 highlights the housing problems facing extremely low and very low income households in Whittier.

Table 2-10: Extremely and Very Low Income Households

Housing Problem	Total Households		
	Renters	Owners	Total
Income < 30% of MFI	1,717	717	2,433
Percent with any housing problems	83%	81%	82%
Percent with Cost Burden > 30%	81%	77%	80%
Percent with Cost Burden > 50%	81%	67%	73%
Income 30-50% of MFI	1,490	887	2,377
Percent with any housing problems	90%	57%	78%
Percent with Cost Burden > 30%	87%	57%	76%
Percent with Cost Burden > 50%	42%	44%	43%

Source: Comprehensive Housing Affordability Strategy (CHAS) Data; Table S10708

C. SPECIAL HOUSING NEEDS

This section contains a discussion of the housing needs of special needs groups, as defined in state law, who reside in the City of Whittier. Special needs households include seniors, large families, single-parent households, people who are homeless, and people with disabilities. Also included are major programs available to address their unique needs.

SENIOR CITIZENS

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

Overall, some of the more pressing senior issues are:

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

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

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

Housing Accommodations

Many Whittier seniors reside in conventional single-family homes. Beyond conventional housing, however, Whittier also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing, maintaining existing senior housing, permitting assisted living facilities, and assisting with home repairs and provision of services.

Housing accommodations include:

- **Affordable Senior Housing.** The City offers approximately 438 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living. Several additional senior projects are located just outside the City in the adjacent sphere of influence, such as the Telacu project in eastern Whittier.
- **Senior Mobile Homes.** The City offers 1 senior mobile home park with an estimated 9 trailers. Rents are generally affordable to lower income seniors. However, several hundred additional senior-restricted mobile home units are available in the adjacent unincorporated areas.
- **Housing Vouchers.** The Housing Authority of Los Angeles County (HACOLA) also provides housing choice vouchers to very low income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted. HACOLA provides 210 families with a senior resident vouchers which are used in Whittier.

Table 2-11: Housing for Seniors

Housing Project	Characteristics		
	Address	Affordable Units	Affordability
Whittier Lutheran	7215 Bright	154 du	Very low income
William Penn Manor	7025 Friends	73 du	Very low income
Hoover Hotel/Seasons	7035 Greenleaf	49 du	Very low income
Whispering Fountains	12251 Washington	167 du	Lower income
Lazy Spokes Trailer Park	10931 1st Ave	9 du	Lower income
Housing Vouchers	Scattered Sites	210 du	Lower income
Total		662 du	

Source: City of Whittier, 2013.

Several agencies provide a range of supportive services for Whittier seniors. The Southeast Area Social Services Funding Authority (SASSFA) serves about 12,000 home delivered meals and about 14,700 congregate meals annually. The SASSFA is a public, joint powers agency created by the cities of Whittier, Pico Rivera, Santa Fe Springs, La Mirada, and the County of Los Angeles to provide social services for the elderly and other special needs categories. Additionally, the Retired Senior Volunteer Program provides transportation services for frail elderly residents with financial support from the City. And seniors can also access services at two Whittier senior centers.

DISABLED PEOPLE

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

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

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

Physical Disability

The vast majority of Whittier residents will at some time experience a physical disability. Injury, illness or simply advanced age will limit an individual's physical ability to perform work, read, and eventually care for themselves. For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier-free” housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices.

The City's implements a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City supports this effort by offering housing rehabilitation assistance that can be used to modify the exterior and interior of housing units to allow for greater access and mobility for residents. The Southern California Rehabilitation Services operates a program that assists disabled residents modify their homes to increase accessibility.

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

Developmental Disability

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

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

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

Mental and Substance Abuse Disability

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

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

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

Housing Accommodations

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

Specialized residential care facilities provided in the community of Whittier are described below and summarized in Table 2-12.

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

Table 2-12: Housing for People with Disabilities

Clientele	Facility Characteristics		
	Description	No. of Facilities	Number of Units/Beds
Youth	Group Home	1	6
Adult	Adult Residential Care	44	348
	Adult Day Care	1	10
Elderly	Elderly Residential Care	26	923
	Long Term Care Facilities	7	552
	Total	79	1,839

Source: The Planning Center|DC&E, 2013.

FAMILY HOUSEHOLDS

California law requires that the housing element include an analysis of the housing needs of three types of families—large families with five or more members, female-headed households, and single-parent households. The reasons for their special need status differ, but generally include lower incomes, the presence of children and need for financial assistance for housing, and the lack of adequately sized rental and ownership housing.

Large families with five or more persons have special housing needs. The reasons for classification as a special need are generally due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Whittier has an estimated 4,077 large family households (Census, 2010). Among this group, 2,855 of large families or 70% of this group own a home, and 1,222 large households or 30% rent housing. The Census Bureau has not published data on the percentage of Whittier large households that overpay for housing or live in overcrowded conditions.

Single-parent households also have greater housing needs than other households due to their limited income and higher expenses. The City of Whittier has 3,124 single-parent families with children, of which 875 are male-headed households and 2,249 are female-headed households. Census data shows 930 single-parent households with children living below the poverty level, which is 30% of the total single-parent households with children, including 183 male-headed households and 747 female-headed households. As is common, lower income single parents, particularly renters, experience the highest prevalence and severity of overpayment and overcrowding.

Summarized below, the key needs of families in Whittier are similar to other communities and are as follows:

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

Housing Accommodations

Providing housing opportunities for families in Whittier is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. Certainly, the majority of families earns higher incomes and lives in housing and neighborhoods of their choice. For others, though, the housing downturn has left them with high mortgages and, in some cases, foreclosures.

The City of Whittier works to provide housing for all types of households, including housing with 3 or more bedrooms to provide for large family needs. The City has the following affordable housing opportunities.

- **Family mobile homes.** The City has 4 mobile home parks that provide 149 units for lower income families. While none of the mobile home parks are under a rent stabilization ordinance, market rate mobile homes are typically affordable to lower income households.
- **Apartments.** According to City records, Whittier has one deed-restricted apartment projects that provide 21 units, of which 20 units are affordable to lower income families. Additional affordable family apartment projects are located just outside the City’s borders.
- **Housing vouchers.** Housing choice vouchers are provided to approximately 611 eligible family households (ranging in size from 1 to 5 or more residents) earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.
- **Market Rate Housing.** The present housing stock presumably offers a number of affordable homes for families. These units are typically in older parts of Whittier and are generally not in as good condition as other units. The Census does not provide information on these types of units.

Table 2-13: Housing for Families

Housing Project	Characteristics		
	Address	Affordable Units	Affordability
Whittier East Mobile Home	16540 Whittier Blvd	75	Lower Income
Walnut Mobile Home	9022 Painter Ave	35	Lower Income
Ted’s Trailer Park	15828 Whittier Blvd	9	Lower Income
Park Santa Fe Mobile Homes	8949 Santa Fe Springs	30	Low Income
Mosaic Gardens Apartments	12524 Philadelphia	20	Low Income
Federal Housing Vouchers	Varied Sites	611	Low Income
Market Rate Housing	N/A	N/A	N/A
Total Units		780	

Source: The Planning Center|DC&E, 2013.

HOMELESS PEOPLE

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, state law requires cities to plan to help meet the needs of their homeless population.

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

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

Table 2-14: Housing for People who are Homeless

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

Source: City of Whittier, 2013.

Emerging areas of concern are the early release program statewide, where counties are reducing prison populations by early release. In addition, many of the state developmental centers are reducing their populations as well. Finally, emancipating foster youth who age out of the foster care system continues to be a serious concern as more than one in four will experience homelessness at some point in their life. Unless an adequate safety net of emergency shelter, transitional housing, and permanent supportive housing is in place, many could end up in the chronically homeless population.

Housing Accommodations

Housing for homeless people is often provided at three levels—emergency shelter, transitional housing, and permanent supportive housing. Each level serves distinctly different housing and supportive service needs. Facilities serving Whittier residents are briefly summarized below.

- **Whittier Area First Day Coalition.** This facility represents a consolidation of emergency shelter, transitional housing, and social services programs into one center. It includes a 45-bed sleeping facility for single adults. Emergency shelter is provided for 6 months. First Day also has a Health and Wellness clinic run by the Presbyterian Interfaith Hospital. First Day is the only provider for permanent supportive housing in Whittier. In 2010, First Day acquired a 3-unit triplex that houses families on a permanent basis.
- **Women's and Children's Crisis Shelter.** This Whittier shelter provides 28 beds for women and children who are homeless due to domestic violence. Stays are for up to 45 days. The Women's and Children's Crisis Shelter also provides food, clothing, individual and group therapy; legal and financial advocacy; and related services to women and their children.
- **Whittier Area Interfaith Council.** The Whittier Area Interfaith Council operates a cold weather overnight rotating shelter program. The program typically operates from November through March, assists 40 individuals per night, and provides two meals per day for 18 days. The Whittier Area Interfaith Council Interfaith Food Center (IFC) is a non-profit 501(c)3 organization located in Whittier. This entity distributed more than 3 million pounds of food annually to needy residents in the area.
- **Salvation Army Whittier/Santa Fe Springs Transitional Living Center.** This 28-room transitional living center for single parent families is located at 12000 E. Washington and it serves 78 individuals. In 2010, the Salvation Army broke ground on a 10-unit apartment complex that will be for low income families, dual parents, and single-parent households. As of April 2013, the Center has not been completed due to financing.
- **The Whole Child.** The Whole Child provides a range of counseling and intensive therapeutic treatment to children experiencing developmental, psychological, behavioral, social, and family problems. Funded by HUD and the City of Whittier, The Whole Child provides transitional housing by master subleasing apartments for clients. The Whole Child Family Program currently serves 21 clients, providing ongoing support services for existing clients until they are self-sufficient.
- **Southern California Alcohol and Drug Programs.** This agency provides substance abuse prevention and treatment among underserved and disadvantaged populations, of which a high proportion are homeless. Two facilities are available in Whittier's sphere of influence. These include Awakenings (a fully accessible residential recovery program for 14 people) and the Foley House (a 36-bed treatment center for women and children).

D. AFFORDABLE HOUSING AT RISK OF CONVERSION

Affordable housing that has received public subsidies in return for covenants is a large part of the City of Whittier’s affordable housing inventory. Pursuant to section 65583(a)(9) of the Government Code, the housing element must include an analysis of multiple-family projects built with public subsidies. The housing element must inventory the projects and show whether the housing is at risk of converting to non-low income uses due to the expiration of use restrictions, prepayment of mortgage, or other reasons.

Table 2-15 is a summary of each assisted housing project in Whittier. Several additional projects are in the unincorporated areas surrounding Whittier, such as the Los Nietos, East Whittier, and east La Mirada communities. Affordable housing projects located in those areas are addressed in the County of Los Angeles Housing Element.

Table 2–15: Publicly Assisted Multiple-Family Housing

Project Name and Address	Project Characteristics				Expiration Date of Covenants
	Target Group	Year Built	Total Units Affordable*	Project Funding Sources	
William Penn Manor 7025 Friends	Senior	1990	75 du 73 VLI	Section 202/811; RDA	2013
Whittier Lutheran 7215 Bright	Senior	1973	156 du 154 VLI	HUD Project- Based Section 8; RDA	2015
Whittier Springs 8218 Santa Fe Springs	Disabled	1983	13 du 12 VLI	Section 202/811 RDA Section 8	2025
Whispering Fountains 12251 Washington	Senior	1989	169 du 167 Low	County Bonds RDA	2035
Hoover Hotel/Seasons 7035 Greenleaf	Senior	2001	50 du 49 VL	LIHTC; HACOLA; RDA; COI	2056
First Day Newlin 7916-7920 Newlin	Special Needs	2010	3 du 3 VLI	L.AC General Fund RDA	2065
Mosaic Gardens 12524 Philadelphia	Family	2012	21 du 20 VLI	HOME, LIHTC; RDA	2065

Source: The Planning Center|DC&E, 2013.

Notes:

COI: City of Industry Funds

LIHTC: Low Income Housing Tax Credit

RDA: Whittier Redevelopment Agency Tax Increment Funding

Section 236, 202, 811 Federal Housing Administration loans for affordable housing

Section 8: Housing choice vouchers

HOME: Federal Home Partnership program

HACOLA: Funds from the Housing Authority of the County of Los Angeles

*The difference between total and affordable units for each project is due to manager onsite unit(s).

AT-RISK STATUS

State law requires the housing element to include an assessment of the likelihood that the publicly assisted affordable projects will be at risk of conversion to non-low income uses. This determination of “at risk” status depends on: 1) whether the original deed restrictions that accompany public assistance are expiring; 2) the desire of the property owner to convert the project to market rates; and 3) current housing market conditions. At-risk projects are those considered to be at risk of conversion to market rate housing within 10 years following adoption of the housing element, or 2024.

Two projects are considered at risk of conversion—Whittier Lutheran Tower and William Penn Manor—and a third will be at risk of conversion in 2025. These projects are briefly described below

- **Lutheran Towers.** Built with federal Section 236 funds, the Lutheran Towers provides 154 units affordable to very low income seniors. Affordability restrictions on the property have expired, but are maintained with 5-year Section 8 contracts that need to be renewed periodically. Therefore the apartment project is at-risk of converting to market rents. Thomas Saffron Associates recently applied for a low income housing tax credit in 2013 with support provided by the City of Whittier. As described on the following page, the City seeks to preserve this project.
- **William Penn Manor.** The William Penn Manor is a 75-unit affordable project for very low income seniors. It has 73 very low income units. It was financed with a federal FHA Section 202 loan and a \$600,000 loan from the Whittier RDA. The affordability restrictions on the RDA loan expire in 2013. According to the California Housing Partnership, the Section 202 loan expires in 2013. The project is currently owned by a profit-motivated entity (as opposed to a nonprofit organization dedicated to preserving affordable housing), thereby making this project at risk of conversion. However, the property owners have not indicated, at this point, a desire to convert.
- **Whittier Springs.** The Exceptional Children Foundation Residential Service Program offers adults with developmental disabilities a variety of living arrangements and high-quality, in-home living skills, training, and support services. The goal of the program is to foster independence through full and proactive home and community involvement. ECF owns two facilities, one of which is in Whittier. This 12-unit apartment project is located at 8218 Santa Fe Springs Road in Whittier. It was built in 1983 with a Section 202/811 mortgage and has received periodic funding from the City of Whittier. Although not technically at risk during the planning period, this property is nearing the expiration of its affordability controls.

The following analysis will compare the cost of replacement, preservation, acquisition rehabilitation, and other preservation options.

Preservation Alternatives

Local governments have four primary ways to preserve affordable housing projects that have expired affordability controls. These include: 1) replace the expired rental subsidies; 2) build new affordable units; 3) offer incentives to purchase and/or rehabilitate the project (and renew affordability covenants); and 4) facilitate transfer of the project to another entity capable of keeping the project affordable for an extended period of time. Having viable means of preserving affordable housing is critical given the cost of building housing.

The cost to preserve affordable housing depends on market rents, feasibility of acquiring new housing vouchers, availability of funding sources, and the administrative capacity of groups willing to purchase at-risk projects. Based on recent costs to build and rehabilitate senior affordable housing projects in Whittier, the cost to build is about \$200,000 per unit, and the costs for acquisition and rehabilitation range from \$86,000 to \$100,000 per unit. The cost effectiveness of alternatives also depends on the useful life of the project.

With respect to rental costs, the average subsidy depends on the market rents versus the maximum amount that a very low income household could afford at 30% of their monthly income. Assuming a maximum affordable rent of \$600 for a two-person household occupying a one-bedroom unit and an estimated \$1,000 for a similar market-rate unit, the subsidy would be \$500 per month per unit. The subsidy would be much higher for 2-bedroom units.

Table 2-16 summarizes options for preserving the 227 assisted senior units. As shown below, the transfer of an existing affordable project to another nonprofit entity is the most economical option because no capital costs are required and long-term preservation of affordability is guaranteed. Acquisition and rehabilitation is the second most cost-effective alternative. Rental housing vouchers is the least cost effective means of all four options.

Table 2-16: Preservation Alternatives

Housing Preservation Option	Cost of Subsidy	Estimated Cost (over 30 years)	Ranking (Least to Most Costly)	Benefits/Costs
Transfer Project to other Entity	No up-front cost beyond transfer	N/A	1	Long-term affordability preserved
Acquisition/ Rehabilitation	\$85,000 to \$100,000 per unit	\$19 to \$22.0 million total	2	Long-term affordability preserved
New Unit Construction	\$200,000 per unit for construction	\$45 million (includes land costs)	3	Long-term affordability preserved
Rental Subsidies (housing vouchers)	Monthly Rent \$500 for a 1 bedroom unit	\$55 million	4	Uncertain to annual authorization

Source: The Planning Center|DC&E, 2013.

PRESERVATION PROJECTS

The City of Whittier is working with Thomas Saffron & Associates to preserve the Lutheran Towers project for very low income seniors. The following shows how the City will preserve the affordability and occupancy of the project. Once approved, the City will apply for credit towards its RHNA sites planning goal as allowed for under state law. Table 2-17 shows how the City will comply with the preconditions for claiming the alternatives sites credit.

Table 2-17: Publicly Assisted Housing Preservation Checklist

Requirements and Questions	Description
<p>Section 65583.1c(4) Will the City provide committed assistance within the first two years of the RHNA projection or housing element cycle?</p>	<p>YES. The City will be providing assistance in March 2014, which is within the first two years of the 5th cycle RHNA cycle covering 2014–2021.</p>
<p>Section 65583.1c(1)(a) Has the local government identified the specific source of committed assistance funds?</p>	<p>YES. The City will dedicate \$300,000 in HOME funds in a legally enforceable agreement in March 2014, leveraged with tax credits.</p>
<p>Section 65583.1c(3) Has at least some portion of the RHNA for very low or low income households been met in the current or prior planning period?</p>	<p>YES. The City assisted in the development of 21 very low income family units at Mosaic Gardens in Whittier in 2012.</p>
<p>Section 65583.1c(1)(B) Indicate the total number of units to be assisted with committed assistance funds and the funding source.</p>	<p>YES. 155 affordable units will be preserved with \$300,000 in HOME funds and an allocation of 9% low income tax credits of \$1.25 million annually.</p>
<p>Section 65583.1C(1)C Does the identified units meet the housing preservation requirements as defined.</p>	<p>YES. The City is applying for credit under the preservation alternative.</p>
<p>Section 65583.1C(2)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?</p>	<p>YES. The project will be deed restricted as affordable to very low income seniors for a minimum of 55 years</p>
<p>Section 65583.1C(2)(ii) Are the units located within an assisted housing development as defined in Government Code Section 65863.10(a)(3)</p>	<p>YES. The project was originally funded under a Section 236 loan from the US Dept. of Housing and Urban Development</p>
<p>Section 65583.1C(2)(iii) Did the city hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 5 years?</p>	<p>YES. The City Council held a public hearing and passed resolution.</p>
<p>Section 65583.1C(2)(iv) Will the units be decent, safe, and sanitary upon occupancy?</p>	<p>YES. The funding sources used for preservation require the units be in decent, safe, and sanitary condition on occupancy.</p>
<p>Section 65583.1C(2)(v) Were the units affordable to very low, and low income households at the time the units were identified for preservation?</p>	<p>YES. all the units at Lutheran Towers 9(except the two manager units) were affordable to very low income seniors.</p>

3. CONSTRAINT ANALYSIS

This chapter of the housing technical report contains an analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities.

A. MARKET CONSTRAINTS

In recent years, communities have seen a dramatic decline in the number of new housing units built. This decline in housing construction is due to a convergence of factors—including tighter lending policies, declining home values, foreclosures, and cost of materials. This section analyzes the impact of these “market” factors on the development of new and affordable housing regionally and in Whittier.

DEVELOPMENT COSTS

Development costs, in tandem with rents and sale prices of housing, affect the feasibility of building housing. Land costs include the costs of raw land and site improvements (e.g., grading, cut and fill, and cleanup). If an existing use is on the parcel, the developer must also factor in the price of purchasing and demolishing it. Other factors affecting land prices include: availability, environmental site conditions, public service and infrastructure availability, aesthetic considerations, parcel size, and building code requirements.

Residential prices vary throughout the Whittier community; prices for land are typically higher near Uptown, but expensive in hillside areas where parcels with views command a much higher price than other parcels. Moreover, given the lack of vacant parcels, existing land prices often include a structure that must be either reused or demolished to build on the property. Based on properties sold over the past three years, parcels used for residential development ranged from approximately \$17 to \$30 per square foot. These sites are generally parking lot areas in and around the community.

Housing construction constitutes a substantial portion of construction costs. The cost of new housing averages approximately \$100 to \$150 per square foot for a single-family detached unit. For a standard 2,000-square-foot home, the construction costs range from \$200,000 for a standard home to upwards of \$300,000 for luxury homes. Some of the newer condominium projects are costing more depending on the location. Apartments can achieve some economy of scale with construction costs. According to the R.S. Means cost estimator, apartments range from \$125 to \$175 per square foot, which equates to a price of \$125,000 to \$175,000 for a 1,000-square-foot unit.

ACCESS TO FINANCING

Changes in construction lending practices for housing projects have had a significant impact on the financial feasibility of new construction. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. Following the housing market crash of the early 1990s, financial institutions tightened regulations for approving construction loans. After the boom period of the early to mid-2000s, this cycle repeated itself during the late 2000s. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%, and equity requirements increasing from 10% in past years to 30% in 2009.

The feasibility of building is also affected by the required equity contribution. Although there is no hard threshold for how much up-front cash equity is too much before a project would be deemed infeasible (or at least unattractive compared to other investment opportunities), the higher the proportion of equity required, the more unlikely a developer will proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue through at least 2014.

GOVERNMENT ASSISTANCE

The economic downturn also impacted the financing for affordable housing. One example is the Low Income Housing Tax Credit Program. LIHTCs provide affordable housing developers an allocation of tax credits, which are sold to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar for dollar, so that the purchase of \$1,000 in tax credits reduces tax liability by \$1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and pass on cost savings in the form of lower rent.

The LIHTC equity market has been volatile for the past few years. Following the market bust in 2006/2007, LIHTC prices collapsed in 2008 and 2009. Historically, Fannie Mae and Freddie Mac provided 40 percent of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40 percent. Fannie Mae and Freddie Mac (now in receivership) no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur eliminated or reduced the ability to use tax credits. In 2010, the LIHTC market began a recovery, investment increased to an estimated \$8 billion, and this is anticipated to increase.

Finally, Governor Brown reallocated the last major funding source of affordable housing—redevelopment housing set-aside funds—to address the temporary state budget shortfall. Tax increment funds were a critical funding source used to eliminate blight, stimulate economic development, finance the construction and improvement of affordable housing. This action will have a long-term impact on the ability of cities to build affordable housing.

DEVELOPMENT FEES

The City of Whittier, like other communities in the region, charges a range of service fees to cover the cost of processing development applications. More importantly, the City also charges development impact fees to finance the construction of adequate public facilities, water and sanitation treatment, and other “hard” infrastructure needed to support new residential developments. These fees are almost always assessed through a pro-rata share system, based on the magnitude of the project’s impact or extent of benefits to be derived.

Table 3-1 shows the typical fees charged to residential developers.

Table 3-1: City of Whittier Development Fees

Fee Category	Amount of Fee	
	Single Family	Multiple Family
Planning Fees¹		
Development Review (1 new unit)	\$1,026	N/A
Development Review (3–9 units) (10 + Units)	N/A	\$1,883 \$3,014
Parcel/Tract Map or Vesting Tentative Parcel or Tract Map	\$4,862	\$4,862
Parcel and Tract Map Plan Check by Public Works/Engineering Department	\$2,680	\$2,860
Variance (Major)	\$1,549	\$1,549
Variance (Minor)	\$1,286	\$1,286
Precise Plan of Development	\$9,677	\$9,677
General Plan Amendment	\$10,010	\$10,010
Zone Change	\$4,505	\$4,505
Specific Plan	\$15,805	\$15,805
Specific Plan Amendment	\$5,302	\$5,302
Environmental¹		
Initial Study	\$2,182 (plus Consultant Fee to City, if applicable)	\$2,182 (plus Consultant Fee to City, if applicable)
Negative Declaration	\$633 (Plus Consultant Fee to City, if applicable)	\$633 (Plus Consultant Fee to City, if applicable)
Environmental Impact Report	\$6,437 (Plus Consultant Fee to City, if applicable)	\$6,437 (Plus Consultant Fee to City, if applicable)
Development Impact Fees²		
School Fees (Average) (City Pass through)	\$2.46/sq. ft.	\$ 2.46/sq. ft.
Aquatics Facilities	\$46	\$38
Park Acquisition/Facilities (Quimby Act)	\$5,667	\$4,728
Library Fee	\$1,017	\$848
Public Use Facilities	\$963	\$803
Notes:		
¹ City Planning and Environmental Fees Adopted in 2009		
² City Impact Fees Adopted in 2010		

Analysis of Fees

To determine the impact of fees on the cost of developing housing, the City developed two prototypical examples for single-family and multiple-family residential projects: 1) a 1,430-square-foot, single-family, home on an approximately 7,000-square-foot lot; and, 2) a 96-unit condominium project (The Gables) consisting of an overall average unit size of 1,191 square feet. The City then calculated all of the applicable development fees, including fees charged by outside agencies (e.g., sanitation, water, and school).

As shown in Table 3-2, total residential development fees range from \$22,000 to \$39,000. Apartments average a fee burden of about \$19,000 per unit. Based on standard development costs (excluding land prices), total fees as a proportion of construction costs (excluding land) comprise 10% for a single-family home, 13% for an apartment, and 19% for a condominium unit.

Table 3-2: Total Fees for Residential Development in Whittier

Fee Category	Fees per Housing Unit		
	Single Family	Condominium	Apartment
City Fees			
Planning/Environmental	\$1,026	\$111	\$111
Planning-Parcel Maps	--	\$80	--
Building Permits	\$5,646	\$3,286	\$3,286
Art in Public Places Fee	--	\$673	\$673
Impact Fees			
City Impact Fees	\$7,693	\$6,417	\$6,417
School Impact	\$2,631	\$1,733	\$1,733
Sewer Connection Fee	\$4,460	\$3,345	\$2,676
Water Connection	\$1,375	\$140	\$140
Total Fee Burden			
City Fees	\$6,672	\$4,150	\$4,070
Impact Fees	\$16,159	\$11,635	\$10,966
Inclusionary In-Lieu ¹	N/A*	\$23,000	\$3,800
Total Fee	\$22,831	\$38,785	\$18,836
Construction Cost	\$250,000	\$200,000	\$150,000
Percent of Construction Cost	10%	19%	13%

Source: City of Whittier 2013.

Note:

¹ Fees vary across the City based on land value, asking prices and typical market prices for homes, level of subsidy, financing, and site specific characteristics. No fees were listed for a single-family home, because a single-family unit is exempt from the inclusionary fee. However, if the project is seven units or larger, an inclusionary fee would apply.

Although fees are a necessary part of the development process, the City has the latitude to defer or waive such fees in special cases, after notice and hearing, where better or fairer financing arrangements would result from such deferral. For affordable housing, the developer can request incentives (such as increased density, reductions in standards, or modification to a zoning code requirement) that can be monetized and reduce project costs. Therefore, fees are not considered an actual constraint to development.

B. LAND USE CONTROLS

This section introduces the City’s Municipal Code regulations that affect the location, density, and types of permitted residential land uses in Whittier and the general impact on the types and prices of housing. This section also sets the foundation for the land inventory.

GENERAL PLAN LAND USE

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the general plan elements must be internally consistent, and the City’s zoning must be consistent with the general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

Whittier’s comprehensive general plan is the blueprint for the growth and development of the community. It provides for five residential land use designations tailored to different locations and topography in the City. To encourage additional housing opportunities in focused areas of the community, the general plan land use element also allows high density residential uses in two commercial designations—the General Commercial and Administrative and Professional Commercial land use districts.

Table 3-3 below describes the primary general plan land use designations allowing housing, the intensity and density of uses allowed, and primary residential uses. Specific designations for different areas of the community that allow residential uses are described on the following page.

Table 3-3: Primary Land Use Designations Allowing Housing

General Plan Designation	Permitted Density	Primary Residential Use Allowed
Hillside Residential	0–2 du/ acre	Planned residential clusters of single-family units and/or multi-family units
Low Density Residential	6–7 du/acre	Single-family detached units
Medium Density Residential	8–15 du/ac	Townhouses, duplex, triplex, garden apartments, and multi-family detached units
Medium-High Density Residential	16–25 du/ac	Multi-family units, condominiums, Planned Unit Developments
High Density Residential	26–35 du/ac	Multi-family units, special housing projects
General Commercial	FAR 0.5– 2.0	Primarily commercial, but may include high density residential uses
Administrative & Professional Commercial	FAR 0.5– 2.0	Primarily administrative and professional commercial but also may include high density residential uses and special housing projects

Source: City of Whittier General Plan, Land Use Element 1993.

SPECIFIC PLAN LAND USE

The City has adopted three specific plan areas other than those included in the general plan. Whittier's Specific Plan areas include the Whittwood Town Center Specific Plan, the Uptown Whittier Specific Plan, and the Whittier Boulevard Specific Plan. These are summarized briefly below.

Whittwood Town Center Specific Plan

The Whittwood Town Center Specific Plan (WTCSP) guides redevelopment of the former Whittwood Mall into a multi-use 'urban village' that will help to revitalize Whittier Boulevard, while creating a sense of place and a central activity focus. The 66-acre development is planned for up to 150 high-density residential units in conjunction with up to 900,000 square feet of various commercial-retail, restaurants, and service type uses, integrating residential, commercial, retail, landscaping, and circulation improvements. The WTCSP identifies five districts and divides them into two categories: Mixed Use and High-Density Residential. The five districts are: (1) Major Retail District; (2) Whittier Boulevard District (3) Village Plaza District (4) Village Service District; and (5) Residential Village District. Districts 1–4 fall into the Mixed Use category, while District 5 falls into the High-Density Residential Category.

Uptown Whittier Specific Plan

Uptown Whittier is the historic retail core of the City of Whittier. To enhance this area, the City established the Uptown Whittier Specific Plan (UWSP) to leverage its valuable assets and shape the area into a destination and urban experience. The plan embraces the concepts of new urbanism, which promotes the development of housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. As such, the plan permits and encourages residential uses in some or all of the established zones in the plan area, including multi-family, single-family, second dwellings, live/work, mixed-use, and other special needs uses, including residential care facilities, transitional housing, and rooming and boarding homes.

Whittier Boulevard Specific Plan

The Whittier Boulevard Specific Plan (WBSP) was created to improve the City's main commercial thoroughfare. The plan details proposed land uses, infrastructure improvements, development standards, and implementation measures to achieve its goals. The WBSP allows for multi-family housing either by right or through a conditional use permit (CUP) in all districts within the plan area, and senior housing and single-family residential by right or through a CUP in some districts. Other special needs uses permitted in all districts include day care facilities, residential care facilities, and supportive and transitional housing. The WBSP includes the 76-acre site of the former Fred C. Nelles Youth Correctional Facility, which allows a minimum of 650 units by right and additional units per a conditional use permit.

The following provisions describe how certain housing types are provided.

Single and Multiple Family Housing Opportunities

Single-family dwellings are permitted by right in all residential and limited commercial zones. Each residential zone requires a minimum lot size per dwelling unit and a maximum permitted density. There is no difference in development standards for either residential product type. The relatively large minimum lot sizes combined with low densities render many single-family zones too expensive for affordable housing, including the residential-zoned lots remain undeveloped, greatly limiting opportunities for affordable housing even in zones permitting small lot sizes and higher densities, such as in the R-2, R-3, and R-4 zones. Manufactured housing is treated in the same manner as other “stick-built” single-family residential uses in the same zone.

Multiple-family development (apartments and condominiums) is permitted by right in the R-2, R-3, and R-4 zones, as well as in the C-O and C-1 zones. Residential uses in commercial zones shall comply with the R-4 development standards. These zones are suitable for apartments, condominiums, and town homes, as well as affordable housing; however, very few of these lots remain undeveloped, limiting opportunities for affordable housing. To address the limited development opportunities, The City has also adopted specific plans offering opportunities for development of housing at rates affordable to lower income households.

Second Units and Mobile Homes

Second dwelling units also offer opportunities for affordable housing. The City of Whittier allows for the development of second dwelling units by right (i.e., no discretionary approval required) in the R-E and R-1 zones. The lot proposed for a second unit must be at least twice the minimum size, and one of the residential dwellings on the lot must be occupied as the primary residence of the owner of the lot and shall not be rented or leased as long as the secondary unit exists. If the owner occupies neither unit, the secondary unit shall automatically become a non-habitable space, shall not be used as a dwelling, and shall not be rented. The City of Whittier also allows guest units. Approximately 10 second and/or guest units are built each year.

Mobile homes also provide an affordable housing option for Whittier residents. Mobile homes are permitted by right in the R-1 zone and conditionally permitted in the R-2, R-3, R-4, C-O, and C-1 zones. The City presently has approximately 200 mobile homes in several parks. Whittier’s mobile homes are relatively inexpensive, and most mobile home parks in the City are fully occupied. Furthermore, the lack of available land for new mobile home parks limits opportunities for building additional parks. However, additional mobile home parks for families and seniors are offered in the City’s sphere of influence adjacent to the incorporated boundaries.

Day Care Centers

The City of Whittier permits day care centers, including adult day care and children's day care centers, to render service by trained and experienced personnel to adults or children who require care during a portion of the day, pursuant to the Administrative Code of the state. The City also specifically permits day care centers for the care of children with special needs, including minors with mental illness or behavioral or emotional disorders. These facilities are intended to provide supervised daytime programs of education or training, handicraft, vocational, and recreational activities.

Residential Care Facilities

Residential care facilities have come under increasing scrutiny by the Department of Housing and Community Development due to changes in federal fair housing law and subsequent changes to California housing element law as well. Pursuant to the Lanterman-Petris Act, local governments are to allow housing opportunities for people with disabilities in normal residential settings. The Whittier Municipal Code therefore permits residential care facilities. These facilities provide personal care in a residential setting for children and/or adults, consistent with the definition provided by the California Community Care Facilities Act, California Health and Safety Code.

A residential care facility, pursuant to state law, includes the following: intermediate care/developmentally disabled habilitative or nursing facility, congregate living health facility, residential care facility for persons with chronic life-threatening illnesses or the elderly, pediatric day health and respite care facility, alcoholism or drug abuse recovery or treatment facility, and any state-authorized, certified, or licensed family care home, foster home, or group home serving mentally disordered or otherwise handicapped persons or dependent and neglected children, as set forth in the Lanterman-Petris-Short Act, California Welfare and Institutions Code Section 5116.

Residential care facilities are subject to licensure and regulation by the State of California. State law preempts local governments from enacting local regulations upon residential care facilities serving six or fewer clients that conflict with state law. Specifically, residential care facilities that serve six or fewer persons shall be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) subjected to the same fees, taxes, and permits as other residential uses in the same zone. Essentially, residential care facilities should be treated in the same manner as any other single-family or multiple-family apartment complex in the same zone.

As required by state law, the City of Whittier permits residential care facilities for 6 or fewer persons as a by-right use in all zones allowing residential uses. Residential care facilities for 7 or more clients are allowed in the R-2, R-3, R-4 and C-0 zones through a conditional use permit. Other types of residential care facilities, specified in Table 2-19 and conditionally permitted, include facilities for persons participating in a drug rehabilitation program, family homes, and homes for the aged. These facilities are discussed later under the analysis of compliance with Section 65008 of the Government Code.

Homeless Facilities

Senate Bill 2 requires all local governments to facilitate and encourage the production of housing suitable for homeless people, including emergency shelters, transitional, and permanent supportive housing. The following describes how such uses are currently permitted and, where not permitted, amendments to the Whittier Municipal Code that will be made:

- **Emergency Shelters.** In 2010, the City amended the Development Code to allow emergency shelters as a by-right use in the M (Manufacturing) zone. "Emergency shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less by a homeless person. The code provides location requirements and development standards to ensure that shelters have adequate security measures, personal space, restroom and shower facilities, common space, parking, lighting, and storage, among other provisions. A minimum of 30 square feet of personal space shall be allocated for each client bed, and one parking space is required for every eight adult beds. Onsite personnel shall also be provided during all hours of operation.
- **Transitional Housing.** With respect to transitional housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. These include The Whole Child, Salvation Army, Whittier Interfaith Council, and others. The housing plan contains a program to update the Whittier Municipal Code to include a definition in the code and to permit such uses by right like any other residential use (single-family, multiple-family, etc.) allowed in the same zone. If residential uses are allowed in a nonresidential zone, transitional housing will also be permitted the same as other residential uses in that zone.
- **Permanent Supportive Housing.** With respect to permanent supportive housing, the Whittier Municipal Code currently does not provide a definition of such facilities. However, several organizations in Whittier are actively providing such facilities. The Whittier Area First Day Coalition provides one triplex to house families on a permanent basis. There are no other known permanent supportive housing projects in Whittier. The Housing Plan contains a program to update the Whittier Municipal Code to include a definition and to permit such uses by right like any other residential use (single-family, multiple-family, etc.) allowed in the same zone. If housing is allowed in a nonresidential zone, permanent supportive housing will also be permitted in the same manner.

Chapter 4 describes the availability of sites to accommodate the need for emergency shelters, transitional housing, and permanent supportive housing in Whittier. The housing plan also sets forth a program to amend the Whittier Municipal Code to facilitate and encourage the provision of appropriate housing options for people who are or were formerly homeless.

Emergency Shelter Sites

To conform to requirements in the California Government Code Section 65583, the City of Whittier amended the manufacturing zone to permit emergency shelters as a matter of right subject to the same development standards and processes as any other housing permitted by right. Under this process, applications for emergency shelters will be reviewed by City staff and/or the Planning Commission (as applicable) to ensure minimum compliance with all California Building Code standards, Uniform Fire Code regulations, and City development standards for the M zone.

Whittier City staff also inventoried a wide variety of potential sites for accommodating emergency shelters and found several suitable sites in the manufacturing zone. At present, there are three emergency shelters within the City. Potential sites include 3.0 acres of under-developed properties in areas surrounded by low intensity manufacturing, institutional, and commercial uses. The potential 3.0 acres consist of two properties: (1) a 1.8-acre property, consisting of three parcels located at 12426–12456 Lambert; and (2) a 1.25-acre property, consisting of eight parcels along Washington Boulevard across from Presbyterian Intercommunity Hospital (PIH Health).

The manufacturing zone has been identified by City staff as appropriate for emergency shelters because this zone is located in the center of the community, allows for large structures with minimal setbacks, and contains lots of one or more acres in size. Within that zone, the two potential sites identified are located along major arterials, with MTA bus service, commercial and medical services, and existing and/or permitted residential within 200–600 feet of the sites. In addition, Metrolink has conceptual plans to locate a transit station at the southwest corner of Pickering and Whittier Boulevard, less than one-quarter mile from potential emergency shelter sites.

The amount of land needed to accommodate emergency shelters depends on the number of individuals and families to be housed and the product built. Assuming that there are approximately 100 homeless persons in Whittier and an emergency shelter size of 150 square feet per person, the amount of land required to serve Whittier's emergency shelter need is approximately 15,000 square feet or one third of an acre. With the potential 3 acres of M-zoned land for emergency shelters, the City presently has more than ample sites to accommodate the City's projected need for emergency shelters. Thus, the need for emergency shelter is addressed by the three sites mentioned above.

The City of Whittier anticipates addressing all other statutory requirements (including transitional and supportive housing) to bring the City's municipal code into compliance with recent changes pursuant to Senate Bill 2. Although the City has not completed the necessary code amendments, the City did support the rehabilitation of a property at 7916–7920 Newlin Avenue. This property had been acquired by Whittier Area First Day Coalition and reused for transitional and permanent supportive housing for families. The housing plan contains a program to amend the municipal codes to be consistent with changes pursuant to SB2 within 18 months.

C. BUILDING STANDARDS

Residential development must adhere to prerequisites in order to be approved in Whittier. These include development standards, design and parking standards, and other requirements. These are noted as follows.

DEVELOPMENT STANDARDS

Residential development standards are designed to promote a more livable environment, with adequate yards for children, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families. Table 3-5 lists residential development standards for housing in Whittier.

Table 3-5: Residential Development Standards

Zoning District	Density	Maximum Building Height	Setbacks	Lot Coverage/ FAR	Minimum Lot Size
R-1	6 to 7 du/ac	35'	25' Front 5' Interior side 10' Side Street 5' rear	40% Lot Coverage 40% FAR	7,500'
R-2	8 to 15 du/ac	35'	15' Front 5' Interior side 10' Side Street 5' rear	No Lot Coverage No FAR	7,500'
R-3	16 to 25 du/ac	35'	15' Front 5' Interior side 10' Side Street 5' rear	No Lot Coverage No FAR	7,000'
R-4	26 to 35 du/ac	40'	10' Front 5' Interior side 10' Side Street 5' rear	No Lot Coverage No FAR	7,000'
WBSP	16 to 55 du/ac	65'	0' Front 0' Interior side 10' Side Street 10' rear	No Lot Coverage No FAR	N/A
UWSP	25 to 55 du/ac	6-story	0' Front 0' Interior side 0' Side Street 10' rear	No Lot Coverage No FAR	N/A
WTCSP – Mixed Use District		100'	0' Front 20-25' Side Yard 15' Side Yard- 0-25" Rear	No Lot Coverage No FAR	5,000'
WTCSP – High Density Res. District	24 du/ac	20' - 50'	10' Front 10' Side Street 10' Interior Side 15'-26' Rear	Not to be subdivided	Not to be subdivided

Source: Whittier Zoning Code

Note: These standards are generalized. Small variations may exist.

Parking Standards

Providing an appropriate amount of parking is an important component of a well-designed residential development. Adequate parking for residential projects contributes to the safety of residents, the project’s appearance, and the financial feasibility of the project. To that end, Whittier’s parking regulations are intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing a new residential project.

Table 3-6 provides a summary of parking requirements for conventional and special needs residential developments in the community.

Table 3-6: Parking Standards for Residential Uses

Types of Residential Development	Parking Requirements	
	Required Parking	Additional Spaces
Conventional Housing		
Single-Family	2 spaces/unit in covered garage	2 additional spaces on a paved driveway
Second Units	1 tandem or non-tandem space covered or uncovered for units less than 1,200 square feet; 2 spaces covered and non-tandem for larger units	
Multiple-Family - studio/1 bedroom unit - two bedroom unit - three bedroom unit	2.0 spaces/unit, in garage or carport 2.0 spaces/unit, in garage or carport 2.25 spaces/unit, in garage or carport	1 guest space per 3 units (up to 9 units); 1 guest space per 4 units (10 or more units)
Mixed Use	Equal to the sum of the requirements for the various land uses	
Mobile Home Parks	Based on a traffic study	
Senior Housing	Based on a traffic study, but not less than 0.75 spaces per unit	
Special Needs		
Residential Care	Based on a traffic study	
Emergency Shelter	Based on a traffic study	
Transitional Housing	1.0 space/room or 1.0 space/bed, whichever is greater	
Permanent Supportive	No specified	
Congregate Living	Based on a traffic study	

Source: City of Whittier, Zoning Code, 2012.

Whittier’s residential parking space requirements are generally two spaces per unit, which match the demographics, vehicle ownership patterns, and parking needs of residents. Whittier’s suburban fabric has limited opportunities for development without significant recycling of existing uses. Moreover, unlike more urban communities, demographic trends do not point toward an increase in the number of single person households that would justify consideration of a uniform lowering of parking requirements. In fact, the opposite trend exists and single person households are declining. As a result of these reasons, the City has found it prudent to keep current parking standards in place while offering flexibility where warranted.

Although higher parking requirements can be a potential constraint to the development of projects with affordable housing and/or smaller units, this is not the case for Whittier. Shown in Table 3-7, the three most recent multiple-family projects approved and/or built included 33-66% one bedroom units and none required a modification to parking or any other development standards to successfully meet the requirements of the municipal code. Although studio units were not proposed, developers are likely aware that demographic trends in Whittier point toward a decline in one-person households and therefore are tailoring the product mix accordingly.

Table 3-7: Parking Proposed for Recent Multiple-Family Projects

Project Characteristics	Recent Multiple-Family Projects		
	Gables	Park Place	Whittier/Catalina
Type	Condominiums	Apartments	Apartments
Status of Project	Built	Pending Approval	Pending Approval
Total Units	96	50	76
1 bedroom	33	18	33
2 bedroom	63	32	43
Special Approval	No variance to any development standard was required or proposed by the developer		

Source: City of Whittier, 2013.

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

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

In summary, the City’s current two-space parking requirements have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow parking space reductions based on the location, affordability, and special use of a residential project. Because of these factors, the City’s parking requirements are not an actual constraint to the development, improvement, and maintenance of housing.

AFFORDABLE HOUSING INCENTIVES

A key goal of the 2008–2014 housing element is to assist in the development of affordable housing for persons of all income levels. Given the California court’s ruling that redevelopment authority is abolished, cities have few financial tools to assist in meeting this goal. In lieu of financial means, the City of Whittier implements several key housing programs:

- **Density bonus.** On June 10, 2008, the City Council adopted Ordinance 2911, which created a local density bonus ordinance that offers the same types of development incentives that are allowed for under California law. The provisions apply to multifamily residential and mixed-use development projects consisting of five or more dwelling units. A development may qualify for up to a maximum 35% density bonus by providing 11% very-low income units, 20% low-income units, or 40% moderate-income units; or up to a 20% density bonus for the development of senior housing. Other concessions or incentives may also be awarded on a sliding scale depending on the percentage of affordable housing provided, in order to make the housing units economically feasible.
- **Inclusionary housing.** In 2008, the City adopted Ordinance 2910, which places an inclusionary housing obligation (IHO) on projects consisting of 7 or more units. If the project consists of units for sale, then at least 15% of the total number of units shall be sold to moderate-income households. If the project consists of rental units, then at least 12% of the units shall be rented to moderate-income households and 3% to low-income households. Reductions in IHO requirements are permitted if the developer provides very low-income in lieu of low-or moderate-income units, or low-income in lieu of moderate-income units. IHO requirements can also be satisfied by building or substantially rehabilitating the required number of units at an off-site location, purchasing affordable housing covenants for units in existing multifamily projects, or paying an appropriate in-lieu fee.
- **Variances/modifications.** The City Council has successfully used the variance and minor modification process in current and prior residential projects to allow flexibility in development standards and code requirements to facilitate the construction of new housing. These allow for the reduction or modification of many development requirements up to 10%, except for density unless affordable requirements are met through the City’s density bonus ordinance. Examples include Summerwood Terrace, Gables, and Mosaic Gardens.

The City’s most recent affordable housing project, Mosaic Gardens, was built in 2012 using the City’s density bonus program. As this was a 100% affordable project, the density bonus program allowed for two additional dwelling units for a total of 21 units in order to make the project economically feasible. The Gables of Whittier condominium project was also subject to the inclusionary ordinance and provides 24 moderate income units. The modification process is also used; the recently approved Summerland assisted living project was granted modifications to make this project feasible on irregularly shaped lots.

BUILDING CODES AND ENFORCEMENT

Whittier has adopted all the building codes contained in the Building, Mechanical, Plumbing, Electrical, and Uniform Housing Code. The Health and Safety Code, Section 18938, establishes standards for all types of buildings and occupancies and requires these standards be adopted by all jurisdictions. The Building and Safety Division performs examinations of development plans, issues permits and performs inspections of construction activities in the City. The division further provides information to its customers through records research, provision of informational handouts and by development consultation through all phases of a project from concept to completion.

Whittier has adopted the following codes:

- 2013 California Building Code
- 2013 California Electrical Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Residential Code
- 2013 California Historical Building Code.
- 2013 California Green Building Standards Code
- 1997 Uniform Housing Code

Cities have the authority to adopt more stringent standards provided that sufficient justification is provided to the California Buildings Commission. Whittier is in a seismically active region and the epicenter of the 1987 Whittier Narrows Earthquake, which caused over \$500 million in damages. Northern Whittier is also in a high severity fire hazard zone. The City has thus adopted additional requirements for seismic reinforcing and water sprinklers that are prudent to address local topographic conditions. Other minor administrative procedures have been added that are administrative in nature. These codes are similar for communities surrounding the City of Whittier.

The City of Whittier has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. The code defines conditions for substandard properties and sets forth requirements for the maintenance of property. This code also defines public nuisances and the abatement process for eliminating the nuisance. Major housing initiatives include: building and land use violations, public health code, noise and other public nuisances, and property maintenance. The Code Enforcement Division enforces state and local laws for health and safety, basic property maintenance standards, and land use regulations.

The City's building codes, property maintenance standards, and code enforcement functions do not add materially to development costs, particularly since cities surrounding Whittier have adopted similar measures. These provisions are therefore not considered an actual constraint.

SUBDIVISION AND OFF-SITE IMPROVEMENTS

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In order to ensure public health and safety, the City of Whittier, like other jurisdictions across the county, requires developers to provide onsite and offsite improvements necessary to serve proposed residential projects so that the City is not left with underserved developments and unfunded liabilities.

The City requires developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic control reasonably related to the project. Whittier regulates the design, installation, and maintenance of improvements needed for new housing. On/off-site improvements include street right-of-way dedication, sidewalks, street lighting, curbs and gutters, water and sewer mains, and others.

Typical standards requirements include:

- Arterial streets are a minimum width of 80 feet with 64 feet of roadway and 16 feet of sidewalk, including parkway. Each one-half of the highway consists of 32 feet of graded roadway, curbs and gutters, and 8 feet of sidewalk and parkway with at least 5 feet thereof paved.
- Collector streets are a minimum width of 60 feet with 40 feet of roadway and 20 feet of sidewalk, including parkway. Each one-half of the highway consists of 20 feet of graded roadway, curbs and gutters, and 10 feet of sidewalk and parkway, with at least 5 feet thereof paved.
- Water mains, submains and water services as may be necessary for the distribution of water to each lot, piece or parcel of land. Construction of all new distributing systems are done by the water department only.
- The open space, park and recreational facilities for which dedication of land and/or payment of a fee is required in accordance with the Environmental Resource Management Element of the General Plan, which is consistent with the Quimby Act.

These types of improvements would only be required for new subdivisions. In the vast majority of cases, infrastructure is already in place and surrounding individual projects. Sufficient capacity exists within the existing street network. In these cases, most of the City's on-and offsite improvements are provided simply through the payment of a pro-rate share of fees, which have been accounted for under residential development fees mentioned earlier.

These subdivision requirements are similar to jurisdictions across southern California and are not deemed to place a unique cost or actual constraints upon the development, improvement, and maintenance of housing.

ENERGY CONSERVATION

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable. The City of Whittier encourages resource conservation as follows.

- **Building Codes.** In 2012, Whittier adopted the California Green Building Code (CALGreen), the first statewide green building standards code. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20%, improve indoor air quality, divert 50% of construction waste from landfills, and inspect energy systems for nonresidential building.
- **Neighborhood design.** Neighborhood design and site planning can also help to reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use. The recently adopted specific plans all promote environmental designs which encourage sustainable development patterns.
- **Green standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices. A recent example is the Mosaic Gardens project, which received LEED platinum certification.
- **Retrofits of Residential Buildings.** Older residential buildings built before modern energy conservation standards and those under the CALGreen Code provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City of Whittier offers residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate that can be used to purchase more energy-efficient models.

D. PERMITTING PROCESSES

The City of Whittier has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Whittier Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

NEW PROJECTS

The City has adopted a timely and efficient development review process that balances the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design. The steps involved in the process are briefly described below and in Table 3-8.

- Single-Family and Duplexes.** In Whittier, single-family houses and duplexes are reviewed by staff with Community Development Director approval according to Level A. Total time to process permits for new single-family homes and duplexes are typically 30–60 days. This assumes that the residential project is proposed in a zone that allows residential uses and the project meets the minimum development and site standards set forth in the municipal code. No public hearing is required.
- Multifamily.** Multifamily projects have three levels of review, depending on the project size. The Project Review Committee provides the first screening for all projects. The Zoning Administrator makes the decision on projects of 3–9 units. Multifamily projects of 10 or more units are reviewed by their approval authority (e.g., Planning Commission).

Table 3-8: Permit Process and Time Frame for Housing Projects

Criteria	Application Review		
	Level A	Level B	Level C
Applicable Multiple-Family Projects	Project with 2 or fewer units on a lot	Projects with 3 to 9 units	Projects with 10 or more units.
Application Completeness	1 month	1 month	1 month
Project Review Committee	1 month to review project design	1 month to review project design	1 month to review project design
Decision-maker Regarding Project	Community Dev. Director	Zoning Administrator 4 to 6 weeks	Planning Commission 4 to 6 weeks
Environmental Review and Clearance	In accordance with CEQA requirements—90 days or less which is often done concurrently with the project application process		
City Council Public Hearing	None unless Appealed	None unless Appealed	None unless Appealed
Total Time from Start to Building Permit	1–2 month	3–4 months	4–6 months

Source: City of Whittier, 2013.

Project Review

Once an application is submitted complete, the Project Review Committee reviews the project for application completeness to ensure conformance with development codes, land use regulations, architectural drawings, site design, landscaping plan, design standards, and other requirements. The City provides an online application and checklist that can be used to ensure that all relevant requirements and materials are submitted to the City. This ensures a timely submittal so that the project can proceed to the next step. Project review generally requires approximately one month or less to complete.

Environmental Review

Prior to public review and approval of the project, environmental clearance is required by the California Environmental Quality Act (CEQA). CEQA is quite prescriptive regarding the most appropriate form of clearance and the timelines for noticing, circulation, and public review. The vast majority of projects will qualify as infill and are categorically exempt from CEQA, or, the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. The timeframe for this step is about 90 days or less, but much of this time occurs before or concurrently with project review.

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

Public Review

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

Appeal Stage

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

MULTIPLE-FAMILY DESIGN STANDARDS

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

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

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

HOUSING FOR PEOPLE WITH DISABILITIES

Pursuant to Section 65008 of the Government Code, this section analyzes potential and actual constraints to the development, improvement, and maintenance of housing serving people with disabilities in Whittier. Where actual constraints are found, this section describes specific programs that will be implemented as part of the 2014–2021 Housing Element to remove government constraints to housing people with disabilities.

Zoning Code Definitions

The general plan and municipal code definitions can create fair housing concerns if the definitions could be used to limit housing opportunities or fair housing choice by individuals or families. Although cities rarely discriminate in this manner, the code definition in itself could discourage a developer from proposing a use that would otherwise be deemed allowed. By example, fair housing law prohibits defining a family (and by extension living quarters) in terms of the relationship of members (e.g., marital status), number of occupants (e.g., family size), or other characteristics beyond a housekeeping unit. Other definitions should also be consistent with fair housing law.

The Whittier Zoning Code Section 18.06.168 defines “family” as follows:

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

It is the intent of the City that the above definition be liberally construed in favor of permitting varied groups to satisfy its requirements and to live in residential areas without interference. The City’s administrative policy is to inform group homes serving the disabled community that the zoning restrictions limiting residential uses to “families” is inclusive of all groups satisfying some significant aspect of the definition and will exclude only those groups that clearly, and by specific evidence, fail to satisfy the definition.

Permitted Land Use

The Whittier Zoning Code permits as a “family” and a residential use licensed residential care facilities serving six or few persons. Residential care facilities are permitted by right in all zones. Occupancy of these structures is limited only by building code requirements. As to licensed facilities serving seven or more persons, such facilities are required to obtain a conditional use permit. However, this also does not constitute a constraint to providing housing for persons with disabilities. Instead, the conditional use permit process is

necessary to ensure quality of design and compatibility with neighboring properties and uses, based on the reasonable regulation of such factors as noise, traffic, and other health and safety considerations. These are the same type of considerations applicable to other projects requiring conditional use permit approval and do not constitute an undue restraint on such housing.

California law prohibits discrimination in local governments' zoning and land use actions based on (among other categories) familial status, disability, or occupancy by low to middle income persons. It also prevents agencies from imposing different requirements on certain types of residential care facilities because of the familial status, disability, or income of the intended residents. Several definitions in the municipal code could be construed as treating family homes for people with mental illness, mental retardation, or current or former drug users differently than other group homes in that a CUP is required for the former, but not the latter. The Housing Plan contains a program to amend the municipal code to incorporate changes in state law.

Building Codes, Development Standards and Permitting Processes

The City's zoning code does not impose a constraint on development for persons with disabilities. As specified above, residential care facilities serving six or fewer persons are permitted by right in all zones and subject to the same development standards, construction standards, business taxes, local registration fees, use permits, and other requirements to which other family dwellings of the same type in the same zone are likewise subject. Housing is treated in a similar manner regardless of the occupancy. Specific conditions may be placed on residential care facilities serving seven or more persons to reduce impacts related to noise, traffic, and other considerations.

The City of Whittier has adopted the latest edition of the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks. Should added allowances be needed to accommodate disabled access, these are processed as a Reasonable Accommodation application.

Reasonable Accommodation

Should a potential fair housing impediment exist not identified to date, the City adopted a reasonable accommodation ordinance pursuant to Chapter 18.51 of the municipal code. The accommodation can be minor or major. A minor reasonable accommodation is any deviation requested and/or granted from strict application of the City's laws, rules, policies, practices, and/or procedures of the City, including land use and zoning regulations, and which can be removed or terminated in 60 days or less after the need for the reasonable accommodation ends. If more time is needed to remove the accommodation, it is considered a major reasonable accommodation. To secure an approval, standards findings consistent with fair housing are made.

E. SPHERE OF INFLUENCE PLANNING

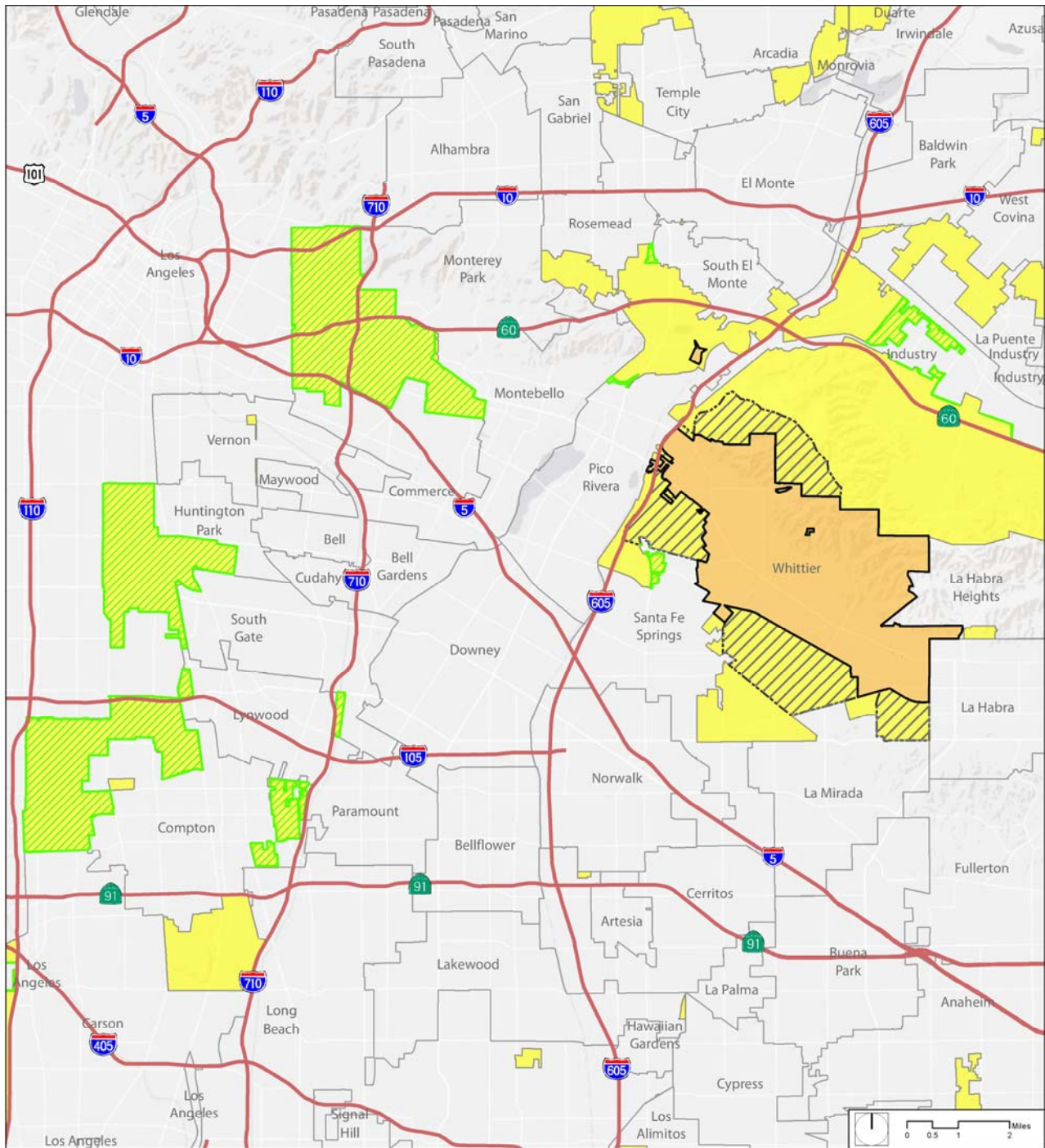
In 2011, Senate Bill 244 was passed. This bill requires local governments to amend the land use element of their general plans to identify and describe “island communities,” “fringe communities,” and “legacy communities” and include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities. The general plan must include an analysis of potential funding mechanisms that could make the extension of services and facilities financially feasible. This action must occur on or before the next adoption of its housing element.

The City of Whittier, like other communities in southern California, is surrounded by unincorporated communities within its sphere of influence. These communities can be broadly grouped into four larger areas:

- 1) unincorporated communities in the hillsides north of Whittier;
- 2) unincorporated community located generally east of the I-605 and north of Washington Boulevard;
- 3) unincorporated community south of Whittier bordered generally by Lambert, Telegraph, and Leffingwell; and
- 4) unincorporated community in eastern Whittier that is bordered to the south by the City of La Mirada.

The California Office of Planning and Research provides specific guidance for local governments to comply with SB244 in its memorandum, entitled Technical Advisory, Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (February 15, 2013). Pursuant to this advisory, cities are not required to analyze or update their Land Use and Housing Elements if: 1) the aforementioned communities are not present; or 2) if present, the communities are not defined as disadvantaged communities based on data available through the U.S. Census Bureau, Department of Finance, California Franchise Tax Board, or determined by LAFCo.

The Los Angeles County Local Agency Formation Commission has produced maps that document the existence of “island communities,” “fringe communities,” and “legacy communities” for every jurisdiction in the county. As shown in Figure 3-1, this map shows that no such community exists within the sphere of influence for the City of Whittier. Therefore, Whittier is exempt from the requirement to amend the land use element of the general plan.



Note:
 This map was prepared based on information depicted on the map titled "Disadvantaged Unincorporated Communities (DUCs)" prepared by LA County LAFCO, March 15, 2012.

- City of Whittier
 - Whittier Sphere of Influence
- Unincorporated Areas
 - DUCs < \$48,314 or 80% of Median Household Income

Figure 3-1: Disadvantaged Unincorporated Communities

Housing Constraints

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4. HOUSING RESOURCES

This chapter describes the land, financial, and administrative resources available to Whittier to address its existing and future housing needs, including its share of the regional housing needs allocation (RHNA).

A. REGIONAL HOUSING NEEDS

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

The Southern California Association of Governments projects the share of the region’s future housing need for each city as part of the RHNA process. The determination is based on three primary planning factors:

1. The number of housing units needed to accommodate future population and employment growth.
2. The number of units needed to allow for a desired level of vacancies and the replacement of housing units normally demolished.
3. The number of very low, low, moderate, and above moderate income households needed in the community.
4. Other factors related to a subregional jobs-to-housing balance, tenure, and other factors unique to each community.

Table 4–1 below summarizes the City of Whittier’s 2014–2021 RHNA. The City is required to make available a sufficient number of housing sites that are general planned and zoned for housing to accommodate its need.

Table 4-1: Whittier RHNA, 2014–2021

Income Category	Definition	RHNA Allocation	
		Number of Units	Percentage
Extremely Low*	30% or less of MFI	114	13%
Very Low*	31–50% of MFI	114	13%
Low	51–80% of MFI	135	15%
Moderate	81–120% of MFI	146	17%
Above Moderate	above 120% of MFI	369	42%
Total		878	100%

Source: Southern California Association of Governments.
 * Although the RHNA did not originally contain an extremely low income category, HCD requires that such a category be included and allows it to be half the original very low income estimate. Therefore, the original 228 unit allocation was divided in half to accommodate this requirement.

Addressing the RHNA

California law does not require cities to build housing, but it does require communities to facilitate the development of housing. State housing element law allows local governments to obtain credits toward meeting its RHNA goal in three primary ways: 1) preserve publicly assisted housing that is at risk of converting to non-low income or market rates; 2) construct housing during the planning period; and 3) designate land at appropriate densities.

Each of these credits is briefly described below:

- **Housing Production.** Local governments are allowed to take credit toward the regional housing needs allocation for units built during the planning period. In past years, local governments could count units built between when the RHNA planning period started till the housing element period began in 2008. Due to SB375, local governments will not benefit from this provision. Only projects built and occupied after January 1, 2014, will count toward the RHNA. These projects must be reported annually to HCD in progress reports.
- **Alternative Sites Credits.** Local governments are allowed to take credit toward the regional housing needs allocation if they preserve publicly assisted affordable multiple family housing projects that are at risk of converting to non-low income rents by 2014. Several specific criteria apply in order to be eligible for this option. Local governments have the option of purchasing affordability covenants, substantially rehabilitating and deed restricting the units, and/or facilitating the acquisition and rehabilitation of the projects.

In recent years, state law provisions have been changed to allow for the crediting of foreclosed properties to the RHNA, provided certain criteria are satisfied. Moreover, the preservation of at risk projects no longer need to be at least 4 units in size to qualify for the alternative sites credit. However, these provisions are insufficient in scope to make it financially or practically feasible for local governments to use foreclosed properties as alternative sites credits.

- **Housing Sites.** Because it is developers who build housing, cities have limited ability to change underlying market conditions. However, cities can make available enough sites for future housing opportunities. This is done through zoning and development standards. Therefore, HCD state allows cities to count available sites toward meeting the RHNA goals. The sites must be adequately zoned for housing, sufficient in size, and realistically be able to be built on. These criteria are described and addressed later in this chapter.

The following describes Whittier's approach to addressing its 2014–2021 RHNA as determined by the Southern California Association of Governments.

B. HOUSING SITES

Housing sites proposed for the 2014–2021 Housing Element are based on the prior 2008–2014 Housing Element. At that time, 14 residential and mixed use sites were proposed for development based on actual developer interest or proposed projects. All of the sites are vacant or substantially underutilized. In addition, the City has identified an affordable at-risk project that will be preserved during the planning period.

To meet the RHNA through the setting aside of land at appropriate densities, the following land inventory includes five components. The following components are consistent with those required by state law for identifying housing sites with a high likelihood of being developed into residential and mixed-use projects with a housing component.

- **Identification of parcels.** An adequate land inventory consists of a listing and map of parcels proposed to accommodate the RHNA by parcel number, size, general plan designation, the zoning district, and existing use on the site. Table 4-4 provides the requisite information for each site, and Figure 4-4 maps each of the housing sites.
- **Analysis of site constraints.** The site analysis should demonstrate that proposed sites counted toward the RHNA should not have significant environmental or infrastructure constraints that affect the timing or feasibility of development by the end of the planning period. None the sites have environmental or infrastructure constraints that affect timing.
- **Development capacity.** The development capacity of sites in the housing element should be calculated according to minimum density. Alternatively, if a higher estimate is used, the density level should be based on realistic development capacity as evidenced by records of similar projects built in recent years in the City or surrounding region.
- **Adequacy of zoning.** Finally, the analysis must demonstrate that the identified zones and densities will facilitate the development of housing for all income levels. As such, the price and affordability of housing should be correlated to specific zones or product types anticipated to be built on the sites identified for the RHNA.
- **Development feasibility.** Because the housing sites chosen to satisfy the RHNA are only partially vacant, the following section also includes an analysis of the likelihood of sites recycling to residential uses. This is based on recent projects built in the community within the specific plan areas proposed for further intensification.

The remainder of this chapter: 1) describes the specific plans where development is anticipated to occur; 2) describes the specific sites and illustrates where the sites are located, 3) describes the feasibility of development; and 4) closes with how sites are credited toward the RHNA.

SPECIFIC PLANS

The City of Whittier has developed specific plans to guide the development of key areas in the community according to new urbanist principles. These include the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion. These contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. The intent is to design complete neighborhoods that are coherent, visually attractive, and well integrated.

The City of Whittier' is directing future residential into specific plan areas—Uptown Whittier, Whittier Boulevard, and the Workplace District of the WBSP. Each specific plan and its residential development incentives are below. The sites to address the 2014–2021 RHNA are intentionally included from the specific plan areas as each plan capitalizes on the potential for the future Gold Line extension and opportunities for transit oriented development. Sites for development are shown in Table 4–2 and mapped in Figure 4–1.



- **Uptown Whittier.** The Uptown Whittier Specific Plan (UWSP) permits multiple-family housing at 24–50 dwelling units per acre and up to 1,035 units. Densities and land use patterns of the UWSP are designed to accommodate smart growth, including very high density residential development, mixed use, public parking, transit, and walkable spaces. The UWSP development standards, which allow 6-story buildings, are designed to accommodate residential uses at up to 50 units per acre. At these allowable residential densities, the UWSP offers opportunities for development of housing affordable to lower income households.
- **Whittier Boulevard.** The Whittier Boulevard Specific Plan (WBSP) permits multiple-family housing at 16–30 dwelling units per acre, and up to 55 units per acre with a conditional use permit. This plan can accommodate up to 1,740 multifamily units. The WBSP establishes a floor area ratio of 2.0 to encourage subterranean parking and maximum density. Development standards facilitate, including parking requirements, are intended to facilitate new housing at a density up to 55 units per acre. At these residential densities, the WBSP offers numerous opportunities for developing housing at rates affordable to lower income households.
- **Former Nelles Site.** Open for 113 years, the Fred C. Nelles Youth Correctional Facility was the oldest juvenile facility and operated by the California Youth Authority until it closed in June 2004. In 2011, the State of California sold the property to Brookfield Homes to allow for development of the 76-acre project. The site represents the City's largest under developed property and provides Whittier with a significant economic development opportunity, including jobs, housing, and recreational uses. Residential densities and products vary from 8 to 35 units per acre, with a maximum overall density of 22 units per acre.

ENVIRONMENTAL CONSTRAINTS

The housing sites identified to accommodate Whittier's 2014–2021 RHNA are in specific plan areas. These areas are appropriate for accommodating growth due to their underutilized status, location near transportation corridors or employment centers, and role in supporting future economic development. Specific plans EIRs document the suitability of sites for development and the inclusion of any mitigations necessary to accommodate anticipated growth.

Environmental Constraints

With respect to environmental constraints, none of the sites identified to accommodate the RHNA are in an Alquist Priolo zone due to the Whittier and Workman Hills Faults, which are located to the north near the City's limits. None of the housing sites identified to accommodate the RHNA are located in a high fire severity zone or 100-year flood plain. No other environmental constraints are known for these sites.

Sewer Availability

The LACSD provides wastewater collection and treatment services to Whittier. LACSD's collection system feeds into the Los Coyotes Wastewater Reclamation Plant (WRP). The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (MGD) and provides primary, secondary and tertiary treatment. Estimated sewage generation from projects associated with the UWSP would be an additional 309,491 gallons per day (gdp) for the UWSP and 447,883 gdp from the WBSP project area. Based on the UWSP EIR, the Los Coyotes WRP has sufficient capacity to treat an additional 7.7 mgd. Therefore, there is adequate capacity to treat future demand from projects.

Water Availability

Two local groundwater basins make up part of the City's water supply: the San Gabriel Main Basin (Main Basin) and the Central Basin. City water is pumped from six wells from the Main Basin and two wells from the Central Basin. The Main Basin holds an estimate of 8.6 million acre feet; the Central Basin can store 13 million acre-feet of water. The water supply assessment prepared for the UWSP and WBSP outlines projected City water demand and supply through 2030. Based on demonstrated reliability of water resources available to Whittier from groundwater and recycled water supplies, sufficient water supplies are anticipated to accommodate future water demands.

Nelles Sites

Development of the Nelles property would exceed the growth anticipated in the Workplace District of the UWSP. Therefore, the City is preparing a project-level EIR to assess the potential environmental and infrastructure impacts of the project and mitigation measures needed to address the presence of environmental impacts. However, the City's 2010 UWMP states that based on historical and ongoing management practices, the City will have adequate supply over the next 20 years under single year and multiple year droughts. Because of the surplus of sewer capacity at the Los Coyotes WRP, adequate capacity should be available to accommodate the Nelles project.

Table 4-2: Site Inventory to Accommodate Whittier’s RHNA

Housing Site	Site Characteristics					
	Property Address	General Plan and Zoning	Site Size	Density Range Allowed in Zone	Total Units	Existing Use
Site 1: Whittier Manor	16460 Whittier Bl	WBSP: Neighborhood Spine District ¹	0.9 ac	16-30 du/ac by-right; 30-55 cup. Assumed 20 du/ac	10	Smog test facility surrounded by parking lot. Site was proposed for housing in 2007.
Site 2: Car Wash	16010, 16032 Whittier Bl, 10426 Virginia	WBSP: Neighborhood Spine District ¹	1.6 ac	16-30 du/ac by-right; 30-55 cup. Assumed 20 du/ac	30	Underused car wash site next to Gables project that was proposed for housing, but now is inactive.
Site 3: Lenscrafter	16152 Whittier Bl	WBSP: Neighborhood Spine District ¹	0.7 ac	16-30 du/ac by-right; 30-55 cup. Assumed 20 du/ac	14	Older commercial building located next to the new Gables project under construction.
Site 4: College Avenue	8343 College Ave	WBSP: Shopping District 1 ²	0.5 ac	20-40 du/ac Assumed 30 du/ac	15	Underutilized site of four older rental houses under single ownership. Proposed for housing in 2007.
Site 5: Quad Site	13560 Whittier Bl	WBSP: Shopping District 1 ²	3.3 ac	20-40 du/ac Assume 20 du/ac	60	Underused parking structure in need of modernization. Site previously proposed for housing in 2007.
Site 6: Comstock Parking Lot-1	12908 Bailey; 7638-42 Comstock	UWSP: Uptown Core District ³	1.4 ac	50+ du/ac Assumed 50 du/ac	70	Underused site of City-owned parking lots and a commercial building used by a church.
Site 7: Comstock Parking Lot-2	7024-58 Comstock; 12912 Philadelphia; 7055 Greenleaf	UWSP: Uptown Core District ³	2.2 ac	50+ du/ac Assumed 50 du/ac	110	Single ownership, underused site with City-owned parking lots, three vacant lots, and small office.
Site 8: Bright Avenue Parking Lot	7015 Bright Ave	UWSP: Uptown General District ³	1.9 ac	10-50 du/ac Assumed 40 du/ac	76	City parking lots and boarded up SRO. Site has been previously proposed for high density housing.
Site 9: Penn & Comstock	7306-7320 Comstock Ave	UWSP: Uptown General District ³	0.6 ac	10-40 (25-40 Courtyard housing) Assumed 15 du/ac	9	Large vacant lot with two boarded-up single-family homes. Owned by Whittier Housing Authority.
Site 10: Newlin & Hadley	6508–6514 Newlin; 12707–14 Hadley	UWSP: Uptown Edge District	1.0 ac	10-40 (25-40 Courtyard housing) Assumed 25 du/ac	25	Three vacant adjacent lots and two small, older single-family homes on south side. Single-ownership.
Site 11: Former Alpha Beta Site	12813 Bailey St	UWSP: Uptown Center ³	3.4 ac	25-50 du/ac Assumed 35 du/ac	119	Completely vacant site owned by Whittier Housing Authority. No structures present on site.
Site 12: Mitsubishi Site	14359 Whittier Bl	WBSP, Center District	1.92	40 units per acre	76	Vacant former auto dealership site
Site 13: ICC Site	5360 Workman Mill	C-2: Needs to be rezoned	1.1 ac	Proposed 35 du/ac	N/A	Vacant/underutilized site
Site 14: Toyota Site	14640–14660 Whittier Bl	WBSP, Center District	1.3 ac	Proposed 39 du/ac	50	Vacant former auto dealership site
Site 15: Hadley/Magnolia	11737-11749 Hadley (vacant site)	C-2: Needs to be rezoned	1.62	Unknown at this time	N/A	Vacant site
Site #16: Nelles Site	Former Correctional facility site	WBSP Workplace District	76	15–22	710	Vacant Site

Note:

¹ Density assumptions based on recent projects built in the WBSP Neighborhood Spine District

² Density assumptions based on project proposed or developer interest in the WBSP Shopping District

³ Density based on City staff evaluation of parcels most suitable for higher density uses

Summary of Credits toward the RHNA

Housing sites are credited toward different housing affordability levels of the RHNA based on default density thresholds outlined in housing element law. These are: below 20 units per acre is equivalent to above moderate income housing; 20 to 30 units per acre is equivalent to moderate income housing; and over 30 units per acre is equivalent to lower income housing potential. In cases where a project is approved or has received an entitlement, then the actual rents to be charged are used to determine the affordability of the housing project and credit toward the RHNA in lieu of the density thresholds.

With these assumptions, the City of Whittier has adequate sites to fully accommodate its RHNA for each affordability level. Table 4-3 itemizes the suitability of each site included in the land inventory for housing.

Table 4-3: Comparison of RHNA and Site Availability

RHNA and Sites	Affordability Ranges Corresponding to Density				Total
	Very Low	Low	Moderate	Above Mod	
2014–2021 RHNA	228	135	146	369	878
Lutheran Towers Credit	57	-0-	-0-	-0-	57
Subtotal	306		146	369	821
Sites Credits	Lower		Moderate	Above Mod	Total
1. Whittier Manor	2		8	-0-	10
2. Carwash Site	-0-		30	-0-	30
3. Lenscrafter Site	-0-		14	-0-	14
4. College Avenue	-0-		2	13	15
5. Quad Site	-0-		60	-0-	60
6. Comstock Parking 1	70		-0-	-0-	70
7. Comstock Parking 2	110		-0-	-0-	110
8. Bright Parking Lot	76		-0-	-0-	76
9. Penn/Comstock	3		6	-0-	9
10. Newlin/Hadley	-0-		25	-0-	25
11. Alpha Beta Lot	119		-0-	-0-	119
12. Mitsubishi Site	-0-		76	-0-	76
13. ICC Site	Not counted until rezoning complete				
14. Toyota Site	50		-0-	-0-	50
15. NW Hadley/Magnolia	Not counted until rezoning complete				
16. Nelles Site	55		55	600	710
Second /Accessory Units	24		40	-0-	64
Subtotal	509		310	613	1,438
Remainder	+203		+164	+244	+617

Source: The Planning Center|DC&E, 2013.

Note: Second unit estimates are based on an average of 8 annually, of which 40% include guest quarters which cannot charge rent and second units which are priced at moderate income rents. In total, 64 units are assumed, which equals the number of units produced annually times eight years.

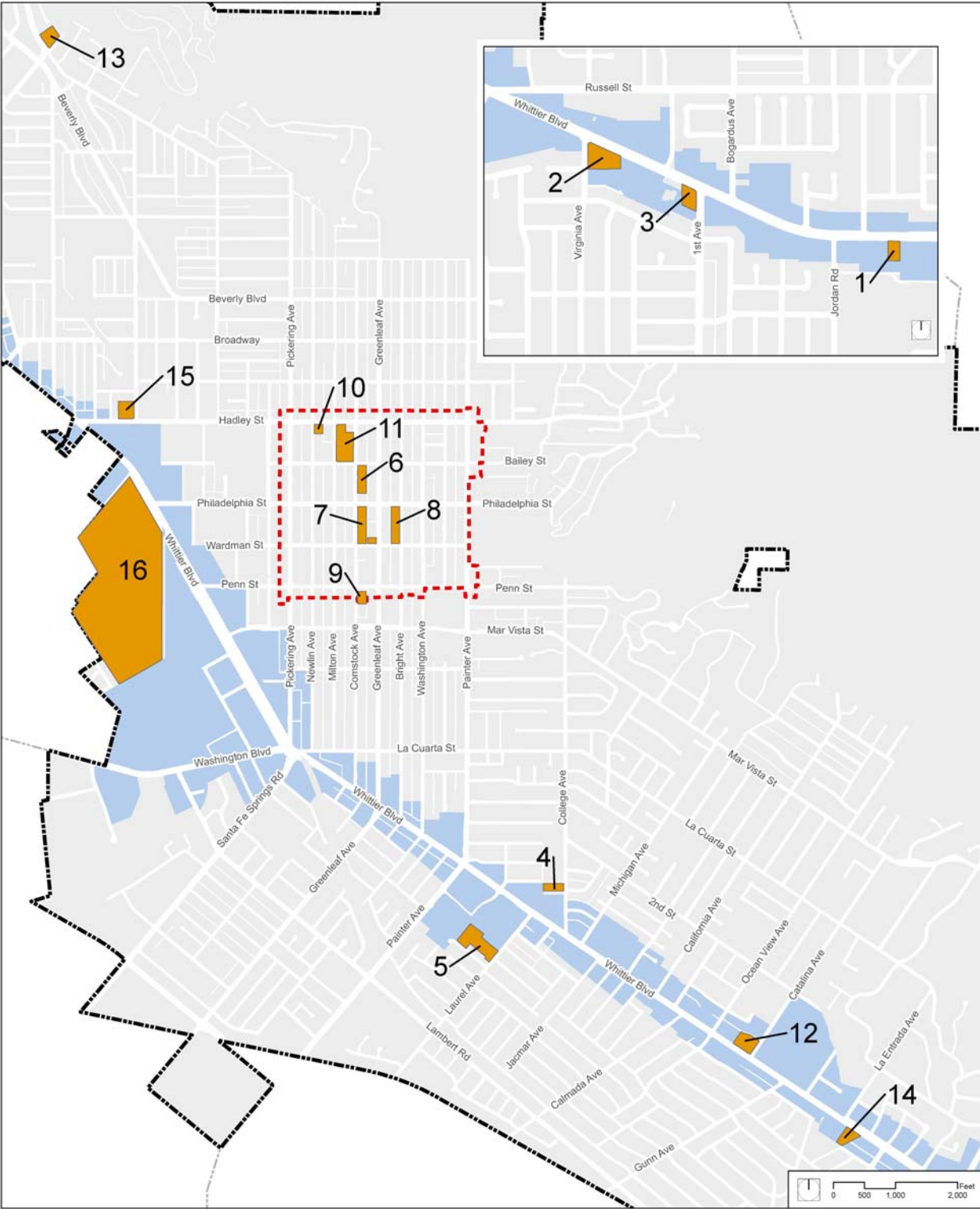


Figure 4-1: Housing Opportunity Sites

Feasibility of Recycling

The City Council has created a solid policy foundation for mixed use developments in Whittier Boulevard, Uptown, and Whittwood Town Center. Still, a generally strong market demand for new residential development is essential when developers are recycling existing uses for housing. From 2006 through 2013, the City facilitated the approval and construction of several residential projects, with one each in the Whittier Boulevard Specific Plan, Uptown Whittier Specific Plan, and Whittwood Town Center Specific Plan.

The following describes general features and affordability of each project.

- **Gables Project.** The 96-unit Gables townhouse project was built in the Whittier Boulevard Specific Plan area, Neighborhood Spine District. This project was built at a density of 19 units per acre. The project included 3-story buildings, 2 garage spaces per unit, and ample onsite amenities. The Gables sold for prices affordable to moderate income households under the AHOP program and above moderate income households for all others. This project is under construction and will be finished by 2013.
- **Mosaic Gardens.** The 21-unit Mosaic Gardens apartment project was built in the Uptown Whittier Specific Plan area, Uptown Center District. This project was built at a density of 42 units per acre. The project included 3-story buildings, 2 parking spaces per unit, a mix of unit sizes (1, 2, and 3 bedrooms), and onsite amenities. The Mosaic Gardens was a 100% affordable housing project and received City funding, a density bonus, and state low income housing tax credit.
- **Ravello Project.** The 114-unit Ravello condominium project was built in the Whittwood Town Center Specific Plan (Residential Village District). This condominium project was built at a density of 20 dwelling units per acre. The project included 3-story buildings, at least 2 parking spaces per unit, a mix of unit sizes, and recreational and landscaped amenities on site. Completed in 2007, this project offered units that sold at prices affordable to above moderate income households.
- **Assisted Living.** An 84-unit assisted living and memory care project is proposed in the Whittier Boulevard Specific Plan, Shopping Cluster District. The Summerland Terrace project is proposed at approximately 33 units per acre and features 2-story buildings, onsite recreation, and personal care services. The project is anticipated to begin construction in 2014. Because of the high level of onsite services (including meals), the rents would likely be affordable to above moderate income residents.

Although the housing market is still facing challenges, market demand for housing has been increasing throughout southern California due to speculation, decline in foreclosures, and demographic changes. Economists are predicting that the housing market will continue to expand, which should make it even more financially feasible to recycle properties into new housing.

C. IMPLEMENTATION RESOURCES

Whittier has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. These are described below.

FINANCIAL RESOURCES

Historically, Whittier benefitted from \$5 million annually in general tax increment funds, of which about \$2 million was dedicated to building, rehabilitating, and/or preserving affordable multiple-family housing. Pursuant to Governor Brown's actions, all redevelopment agencies across California were abolished and more than \$5 million in revenue annually was permanently reallocated diverted to alleviate California's budget deficit. Some of the common remaining revenues available to assist the City are:

- **Low Income Housing Tax Credits.** A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public housing wait lists. Affordable housing projects in Whittier have been rehabilitated (e.g., Hoover Hotel) and built (e.g., Mosaic Gardens) with this funding sources.
- **HOME funds.** Whittier is an entitlement jurisdiction and receives HOME funds directly from HUD. These funds can be used to create and rehabilitate affordable housing for lower income households or provide direct rental or home purchase assistance to lower income households. The City has used funds in the past to build affordable rental apartments, such as Mosaic Gardens built in 2012, for lower income families. The City also uses its HOME funds to finance loans for homeowners to rehabilitate their units.
- **Housing Voucher Program.** This program provides rent subsidies to extremely low and very low income households with a housing cost burden or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The Housing Authority of the County of Los Angeles subsidizes the difference in monthly payments to the owner. HACOL allocates more than 800 housing vouchers on an annual basis to Whittier residents.
- **Community Development Block Grants.** The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Whittier is an entitlement city and receives funding from HUD for eligible community development activities.

ADMINISTRATIVE RESOURCES

Given the revenue cutbacks in most communities, the City of Whittier must also rely on an increasingly wider group of nonprofit and for-profit organizations to help administer and implement housing programs. These include organizations capable of building affordable housing, managing programs, or providing supportive services.

Groups active in Whittier include:

- **Southeast Area Social Services Funding.** SASSFA is a public, joint powers agency created in 1979 by the cities of Whittier, Pico Rivera, Santa Fe Springs, La Mirada, and the County of Los Angeles to provide social services for the elderly and other special needs categories. With partial funding under the Older Americans Act, the SASSFA provides the following services: congregate meals at seven sites, transportation services, home-delivered meals for the elderly, and case management. Recently, SASSFA also began receiving additional funding to provide workforce services to help job seekers and businesses address their economic needs.
- **Housing Authority.** The Housing Authority of the County of Los Angeles (HACOLA) provides affordable housing opportunities in Whittier. HACOLA administers the Section 8 rental subsidy program and operates the Mortgage Credit Certification program. Within Whittier, approximately 811 households participate in the Section 8 housing voucher program. Section 8 housing vouchers are rental subsidies provided to low and moderate income individuals and families to afford suitable housing. The City is not involved in the day-to-day administration or policy making of HACOLA; however, the City does review the 5-Year and Annual Plans.
- **Homeless Assistance Provider.** Homeless services were among the top needs in 2010. Strategic planning to address the needs of homeless persons through a continuum of care system is in place. Organizations active in meeting the needs of homeless people include The Whole Child, Women and Children's Crisis Shelter, Whittier Area First Day Coalition, and the Salvation Army. These facilities serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy, and legal and financial advocacy for adults and children who are homeless due to a number of circumstances.
- **Qualified Housing Entities.** Qualified housing entities are nonprofit organizations approved by the California Department of Housing and Community Development to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and also agree to renew rent subsidies if available. Whittier partners with several qualified entities, most recently LINC Housing, to build and manage projects like the recently completed Mosaic Gardens. Other qualified entities are active in the Los Angeles region and in nearby cities.

Housing Resources

- **Foster Youth.** The City of Whittier is served by additional providers that can assist in meeting the City's varied housing needs. Bridge of Faith H.O.M.E. is a 501c (3) organization that was started to address the needs of emancipated foster youth and former inmates. Bridge of Faith has two retail locations in Whittier, one that serve as a resource and drop-in center for the community and at-risk youth, and a second store offering job training and experience to residents. This organization also operates three residential facilities located in surrounding cities for its clients.
- **Health Care Services.** The City of Whittier is served by PIH, a nationally recognized general medical and surgical hospital. PIH has been working with Whittier Area First Day Coalition to provide on-site preventive health care at the local homeless shelter. Several organizations (e.g., Southern California Alcohol and Drug Programs and other organizations) also address substance abuse prevention and treatment needs for Whittier area residents, further contributing to the housing element goals. Many other health care service providers are located in the community.
- **Developmental Disability Agencies.** Whittier is home to many services for people with developmental disabilities. Community Advocates for People's Choice, STRIDE of YMCA, and Southeast Center for Independent Living provide programs to enhance the independent living skills of disabled individuals. The Whittier Area Parents' Association for the Developmentally Handicapped provides housing and independent living support services. The East Los Angeles Regional Center for the Developmentally Disabled coordinates resources to the community. Finally, The Exceptional Children Foundation Residential Service Program provides housing resources.

5. PROGRAM EVALUATION

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing housing element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. This chapter addresses each component.

A. PROGRAM ACCOMPLISHMENTS

The 2008–2014 Housing Element goals were drafted to implement the required statutes in California Housing Element law and follow priorities expressed by the Whittier community, including input received from the City Council, Planning Commission, and City staff. To that end, the housing element contained four primary goals, along with 28 supporting policies and approximately 26 implementation programs.

The four housing goals were:

- **Goal 1. *Maintenance of Existing Housing Stock.*** Maintain a supply of housing within Whittier which is free from the adverse problems of structural neglect and deterioration, and promote neighborhood environments which provide an excellent quality of life for all residents.
- **Goal 2. *Housing Production.*** The City will work to provide opportunities for new housing units to meet the housing needs of all economic segments of the City of Whittier.
- **Goal 3. *Housing Assistance.*** Work to maintain a balanced housing stock with a range of housing available to all economic segments of Whittier and make an effort to meet the housing assistance needs of Whittier residents to the maximum extent possible.
- **Goal 4. *Equal Opportunity Needs Housing.*** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

Because of the commitments made in that housing element, the Department of Housing and Community Development determined that the housing element was in full compliance with state law. Following adoption in 2009, the City was tasked with following through on the commitments made in the more than two dozen housing programs.

The following is a summary of progress in meeting the quantified objectives for the 2008–2014 Whittier Housing Element.

Housing Construction

The 2008–2014 Housing Element’s RHNA construction goal was 978 units. The City of Whittier fulfilled its obligation by ensuring that enough sites were adequately rezoned to accommodate the RHNA, working with developers to target properties for redevelopment, and incentivizing affordable housing through the density bonus and inclusionary housing. The City also dissolved the Design Review Board to streamline the development review process.

These efforts resulted in the following projects.

- **Condominiums.** The City of Whittier facilitated the approval and construction of two new condominium projects. The 96-unit Gables project offers 24 moderate income units and 72 above moderate income townhouse units. Affordability is maintained pursuant to the inclusionary ordinance and a silent second mortgage. In addition, the 118-unit Ravello condominium project was also built along Whittier Boulevard, which provides 117 units affordable to above moderate income households.
- **Affordable Housing.** The former Whittier Redevelopment Agency and the City of Whittier facilitated the construction of the 21-unit Mosaic Gardens complex, which provides affordable units for lower income families. This project was made possible through the City’s density bonus program, a modification in certain development standards, a loan from the former Whittier RDA and City of Whittier, a low income housing tax credit, and additional private and public funding.
- **Newlin Avenue Project.** In 2008, the Whittier Area First Day Coalition received a loan from City HOME funds (federal funding by the U.S. Department of Housing and Urban Development) to assist in the acquisition and rehabilitation of a three-unit property on Newlin Avenue, called Keeping Families Together. These units are the City’s first permanent supportive housing project and are rented to homeless families or families at risk of becoming homeless.
- **Accessory/second units.** During the prior planning period, the City of Whittier approved approximately 50 second units and accessory units. Accessory dwelling units are like guest quarters and typically are affordable to very low income households since they cannot be rented. In contrast, second units are typically rented at rates that would be affordable to either low or moderate income households.

Taken together, the City produced a significant number of new housing units. This is particularly noteworthy given the worst depression in generations, the State reallocation of redevelopment funds and dissolution of redevelopment agencies, the foreclosure crisis, drastic reductions in virtually every funding source for affordable housing, and reductions in City staff.

Housing Rehabilitation and Preservation

The City's 2008–2014 Housing Element goal was the rehabilitation of 340 housing units. This was to be accomplished by funding through the Home Improvement Loan Program, Home Modification Grant Program, Home Improvement Grant Program, and Minor Home Repair Grant Program.

These efforts included:

- **Major rehabilitation.** The City funded 74 loans for rehabilitation through the Housing and Rehabilitation and Home Improvement Grant program. The Housing and Rehabilitation Program is available to low-income households earning no more than 80% of the area median income. The loans are often paired with a grant and used for improvements and repairs such as lead-based paint, electrical, heating, plumbing, roofing, stucco application, painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. The Home Improvement Grant Program offers up to \$10,000 for more limited rehabilitation.
- **Minor rehabilitation.** Another 142 households were assisted through the Minor Home Repair Grant program. This program is now in its 10th year of operation and makes available grants of up to \$4,000 to pay for labor and materials of minor home repairs and accessibility improvements for the disabled, such as stucco, trim, and garage painting; minor electrical and plumbing repairs or replacement; window and door replacement or repair; smoke detectors; and other minor improvements. This program is funded by community development block grants.
- **Preservation.** The City's 2008–2014 Housing Element also included the goal of conserving 169 housing units. As shown earlier, the City has a large number of affordable deed-restricted projects, the majority of which are preserved for the long term and presumably in perpetuity either through HACOLA, its affiliates, or through deed restrictions that were required as a condition for receiving public assistance. Discussions have begun regarding ways to preserve the affordability covenants for Lutheran Towers.
- **Code enforcement.** The City's 2008–2014 Housing Element also set forth a program for code enforcement efforts. Within the low-moderate income targeted area, 1,615 units were provided varied code enforcement services. Most homes were affordable to lower or moderate income households. The City's Housing Division is involved in other beautification efforts as residents seek loans and grants to make minor and major improvements to their homes. These are substantial efforts and are in addition to the normal inspections on new and rehabilitated residential structures.

Taken together, the City continues to make substantial progress in addressing housing rehabilitation and property maintenance goals in Whittier. The City was unable to meet all of the original goals due to a large scale cutback in funding in CDBG and HOME funds plus reductions in City staffing. Nonetheless, overall progress was substantial in both scope and results.

Housing Assistance

The City implemented programs to assist in the attainment of affordable housing for residents of all income levels. These included the homeownership program, housing voucher program for renters (particularly lower income families and seniors), and emergency shelter programs. Successes include:

- Homeownership.** The City’s Affordable Home Ownership Program (AHOP) provides deferred loans to moderate income first-time buyers. Homes purchased under AHOP have specific resale restrictions that maintain the affordable units for a minimum of 45 years and protect the agency’s housing funds. The City assisted up to 24 households in purchasing a home through this program in the previous cycle, particularly through the Gables condominium project.
- Rental Assistance.** The City continued its relationship with the Los Angeles County Housing Authority and Los Angeles Community Development Commission, which provided Section 8 Rental Housing Assistance to approximately 821 Whittier households as of April 2012. Recipients included seniors, people with a disability, families, and others. The City participated in several agreements that also deed restricted rental units as affordable to lower and moderate income residents.
- Special Needs.** Lastly, the City amended the Whittier Zoning Code to allow emergency shelters in the M (manufacturing) zone, to allow larger secondary dwelling units in the R-E and R-1 zones, and to approve minor modifications through an administrative permit—provisions that help facilitate the provision of affordable housing. The City also continues to provide financial support to a wide variety of providers who serve the needs of people seeking shelter in the community.

Table 5-1 and Table 5-2 describe and quantify progress toward meeting the goals and objectives in the 2008–2014 Housing Element.

Table 5-1: Progress Toward 2008–2014 Housing Element Objectives

Goals and Progress	Housing Units by Affordability				
	Very Low	Low	Moderate	Above	Total
Goals					
Construction	226	140	151	375	978
Rehabilitation	212		152	0	340
Preservation	169		0	0	169
Progress					
Construction ¹	71 ¹		42	215	281
Rehabilitation ²	142		-0-	-0-	153
Preservation ³	478		-0-	-0-	-0-

Source: City of Whittier, 2013.

- Construction progress is derived from City records plus 50 accessory and second units.
- Rehabilitation progress is derived from the City’s 2008/09–2011/12 CAPER.
- None of the projects converted to market rents during the planning period

Table 5-2: Program Accomplishments, 2008–2014 Housing Element

Programs	Implementation Actions and Progress	
	Action	Progress and Evaluation
Program 1.1: Home Improvement Loan Program	Continue outreach on program availability; Objective: Issue 20 loans per year with at least 60% issued to lower income households; balance to moderate income.	The City provided 74 loans during the housing cycle. The program has transitioned to providing more grants due to severe HUD cutbacks. This program should continue to the extent feasible for the 2014–2021 Housing Element.
Program 1.2: Minor Home Repair Grant Program	Continue outreach on program availability; Objective: 45 grants per year with at least 60% issued to lower income households; balance to moderate income.	The City provided 142 grants during the previous cycle. These projects had a positive impact on neighborhood aesthetics, housing standards, and the livability of the improved homes. This program should continue to the extent feasible for the 2014–2021 Housing Element.
Program 1.3: City Code Enforcement Program	Continue monitoring neighborhoods and addressing complaints. Objective: correct 75-100 violations per month, 1,140 over entire cycle.	The City responded to approximately 1,382 code violations, accomplishing the majority of the goal for the previous cycle. This program should continue to the extent feasible for the 2014–2021 Housing Element
Program 1.4: Adopt green building ordinance and energy rebate & retrofit programs	Prepare green building ordinance and energy programs; advertise programs.	The City adopted CalGreen in 2011. The City refers individuals to local utility companies to access rebate programs. This program has achieved its goals and is no longer needed for the 2014–2021 housing element.
Program 1.5: Public improvements that serve residential neighborhoods	Continued monitoring, planning and programming for public improvements.	This program is ongoing. Specific objectives are set each year depending on funding availability. This program should continue for the 2014–2021 Housing Element.
Program 1.6: Monitor existing affordable housing and seek opportunities for new affordable housing	Continue relationship with LINC and establish relationships with other HCD listed non-profits; Objective: participate in funding two projects.	The City funded construction of the 21-unit Mosaic Gardens project and the acquisition/rehabilitation of the 3-unit Newlin project. This program should continue to the extent feasible for the 2014–2021 Housing Element.
Program 1.7: Definition of Family	Establish administrative policy to allow all groups to qualify as a “family” that satisfy significant aspect of the definition.	Changes to the municipal code were not completed due to staff limitations and funding, but this program action will be continued for the 2014–2021 Housing Element.
Program 2.1: Continue to streamline permit process	Continue to achieve quick turnaround times for the processing of residential developments.	This program is ongoing. Objective set: process single-family/duplexes in 30–60 days; 3–9 unit multifamily in 45–75 days; 10+ units in 60–100 days. Program should continue for the 2014–2021 Housing Element.
Program 2.2: General Plan & Zoning Ordinance Consistency	Perform annual review of General Plan policies and zoning ordinance to ensure consistency.	This program is ongoing. Annual review accomplished by December 31 of each year. Program should continue for the 2014–2021 Housing Element.
Program 2.3: General Plan & Zoning Amendments that Result in New Housing Opportunities.	Consider amendments to the WBSP that could result in more housing opportunities; create a Mixed-Use District to permit higher densities.	Amendments were completed to the WBSP and UWSP. Proactively pursuing opportunities to implement the plans should continue for the 2014–2021 Housing Element. This program should continue to the extent feasible for the 2014–2021 Housing Element.
Program 2.4: Offer Incentives to Create Larger Lots or Redevelop Lots at Higher Densities	Continue liaison with private and non-profit developers to promote incentives. Objective: Achieve two parcel consolidations during planning period.	The City provided financial assistance, density bonus, and variances needed to encourage the production of the Mosaic Gardens family housing. This program should continue for the 2014–2021 Housing Element.
Program 2.5: Encourage Second Units	Continue outreach regarding second unit policy. Objective: approve five second units per year.	Approximately 50 second and accessory units were built during the planning period. This program should continue for the 2014–2021 Housing Element
Program 2.6: Remove Design Review Board	Adopt Zoning Code Amendment 09-004 to retire the Design Review Board.	This action was completed. This program is not needed for the 2014–2021 Housing Element.

Table 5-2 Program Accomplishments, 2008–2014 Housing Element-Continued

Programs	Implementation Actions and Progress	
	Action	Progress and Evaluation
Program 3.1: Offer Financial Incentives for Affordable Rental Housing for Large Households, Elderly and Disabled	Continue liaison with private and non-profit developers to promote and offer financing assistance. Objective: Achieve two parcel consolidations	The City assisted in the Mosaic Gardens project by providing financial assistance, density bonus, and variances needed to encourage the production of affordable family housing. This program should continue for the 2014–2021 Housing Element.
Program 3.2: Offer Incentives to Redevelop Underutilized Lots at Higher Densities	Continue liaison with developers to promote development incentives Objective: redevelop two lots to higher densities	This program is ongoing. The City was able to approve the development of three sites into higher-density condos: Gables, Ravello, and Summerwoods. This program should continue for the 2014–2021 Housing Element.
Program 3.3: Contact Affordable Housing Developers	Contact affordable housing developers annually or biannually to identify new affordable housing projects.	This program is ongoing and should continue for the 2014–2021 Housing Element.
Program 3.5 Amend Density bonus law consistent with state law	Implement Density Bonus Ordinance.	This program is ongoing. Program should continue for the 2014–2021 Housing Element.
Program 3.6: At-Risk Housing Preservation Program	Contact property owners and offer financial assistance to preserve the projects' affordability.	The City continues to contact owners of at-risk sites to help preserve them for affordable housing. None of the projects converted although two projects will be at risk in the next planning period. This program should continue for the 2014–2021 Housing Element.
Program 3.7: Transitional and Permanent Supportive Housing	Complete adoption of Ordinance No. 2897 regarding transitional shelters.	This effort was completed in the USP and WBSP. Additional amendments have not been finished to the Municipal Code and Specific Plans to allow transitional housing and permanent supportive housing in the community. This action will be carried over to the 2014–2021 Housing Element.
Program 3.8: Amend M Zone to permit emergency shelters	Rezone the M zone to allow emergency shelters as a matter of right subject to appropriate standards	The City Council adopted Ordinance No. 2948, which allowed for emergency shelters as a by-right use in the M zone and established management and operation standards. This program commitment was completed and no further action is needed at this time.
Program 3.9: Amend Zoning for Transitional and Supportive Housing	Amend all residential zoning districts to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zoning.	This effort was completed in the USP and WBSP. Additional amendments have been partially completed to the Municipal Code and Specific Plans to allow transitional housing and permanent supportive housing in the community. These actions will be carried over to the 2014–2021 Housing Element.
Program 4.1: Support Disabled access, housing and services	Continue outreach regarding program availability.	This program is ongoing. This program should continue for the 2014–2021 Housing Element but will be combined into a larger program as an action item.
Program 4.2: Support Disabled access, housing and services	Administer the reasonable accommodation ordinance to ensure that disabled households can be exempted from Building Code provisions that inhibit disabled access.	This program is ongoing. This program should continue to be implemented as an action item of a larger program for the 2014–2021 Housing Element.
Program 4.3: Support Fair Housing	Continue to provide fair housing information and tenant-landlord dispute mediation through the Housing Rights Center.	This program is ongoing. This program should continue to be included in the 2014–2021 Housing Element.

Source: City of Whittier, 2013.

6. HOUSING PLAN

This chapter describes the goals, policies, and implementation programs the City will implement to address its housing needs, including its share of the regional housing needs allocation (RHNA). The housing plan is the guide for all housing planning activities for the 2014-2021 planning period.

A. BACKGROUND

The City of Whittier recognizes that meeting housing needs in the community requires a comprehensive strategy. Housing needs differ for families, young and working-age individuals, college students, and seniors among others. Unlike its neighbors, Whittier has a multi-layered urban form, distinguished by historic neighborhoods, Uptown, topography, mixed-use corridors, and specific plan areas. Within that context, accommodating Whittier's present and future residents therefore requires a thoughtful and carefully devised housing strategy that balances multiple challenges and City goals.

Whittier's housing plan is a statement of the community's goals, objectives, and policies relative to housing production, rehabilitation, conservation, and assistance for residents in Whittier. The housing plan outlines the City's approach to pursuing four objectives that are consistent with the direction established in the City's land use element of the general plan.

The three goals around which this plan is organized are:

- **Housing and Neighborhoods.** Quality neighborhoods evidenced by well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.
- **Housing Opportunities.** Adequate housing opportunities that permit a diversity of housing types, in appropriate locations, that offer quality living environments and support economic development objectives.
- **Housing Assistance.** Continued opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing within the community.

As described herein, Whittier's housing plan sets forth a comprehensive menu of housing programs to implement the above overarching direction. The programs consist of existing programs, programs that have been modified based on what has been learned over the past few years, and new programs designed to address new priorities or needs of the community. Quantified and qualitative targets are also indicated for each program.

B. GOALS, AND POLICIES

Goals and programs are presented according to their corresponding issue. A summary description of each program, its funding sources, and timing and responsibility for implementation is provided below.

ISSUE # 1: HOUSING AND NEIGHBORHOODS

Whittier residents are drawn to the community for its quality housing and neighborhoods. Whittier offers a special blend of neighborhoods, offering traditional to more urban living experiences. Whether it is the secluded ambience of northern Whittier, the traditional neighborhoods of central Whittier, or a more urban setting in the Uptown, each neighborhood offers a unique lifestyle for residents. Preserving and strengthening Whittier's neighborhoods are important priorities for the community.

The following goal and policies are designed to preserve and improve the livability of Whittier's neighborhoods.

Goal HE-1 ***Quality neighborhoods with well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.***

Policy HE-1.1 **Housing Quality.** Promote the repair, improvement, and rehabilitation of single-family housing, multiple-family housing, and mobile homes to enhance quality of life and improve and maintain property values.

Policy HE-1.2 **Historic Preservation.** Support the maintenance and preservation of the City's four historic districts, historic homes, and other neighborhood features of local significance that lend identity to the community.

Policy HE-1.3 **Property Maintenance.** Maintain and improve the quality of single and multiple family housing and mobile homes through the adoption and enforcement of housing and property maintenance standards and public education.

Policy HE-1.4 **Incompatible Uses.** Discourage cut-through traffic, incompatible land uses, sources of high noise levels, and other similar issues which detract from the quality, safety, and livability of neighborhoods.

Policy HE-1.5 **Neighborhood Amenities.** Maintain a variety of distinctive amenities in Whittier (landscape, trees, urban design, parks, etc.) that provide and enhance the beauty, identity, and form of the City's districts and residential neighborhoods.

ISSUE #2: HOUSING OPPORTUNITIES

Whittier’s regional housing needs goal is to accommodate 878 housing units for the 2014–2021 planning period. Meeting these housing needs cannot be done in a “one size fits all” strategy. Housing needs differ for families, young and working-age adults, college students, seniors, and other groups. Therefore, the City’s housing strategy includes facilitating a wide range of quality housing products—including single-family homes, townhomes, apartments, and mixed use residential developments where appropriate.

Locating new housing also requires a tailored approach that accommodates multiple objectives. These include preserving residential neighborhoods, supporting economic development, and managing traffic and safety concerns. Adopted specific plans propose mixed-use and/or transit-oriented developments for the Whittier Boulevard, Whittwood Town Center, and Uptown Whittier areas that build on future transit opportunities. Residential neighborhoods can accommodate infill projects that are complementary to and add character to surrounding residential uses.

The following goal and policies further these objectives.

Goal HE-2 *Adequate opportunities for a range of types and prices of residential development consistent with land use, zoning, circulation, and open space goals of the city.*

Policy HE-2.1 **Focus Areas.** Create mixed-use villages, to the extent possible, that integrate a variety of land uses (e.g., mixed uses, open space, circulation, housing, etc.) and support transit-oriented developments at critical activity nodes.

Policy HE-2.2 **Housing Design.** Require adherence to design standards with respect to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable design practices for housing.

Policy HE-2.3 **Housing Diversity.** Encourage the production of a wide variety of housing types and prices, including single-family homes, townhomes, apartments, second units, mixed-use developments, and other housing types.

Policy HE-2.4 **Entitlement Process.** Provide a streamlined process that facilitates innovative and imaginative solutions while continuing to use clear and consistent design guidelines to assist developers in understanding the City’s design goals to ensure efficient project approval of residential projects

Policy HE-2.5 **Natural Environment.** In meeting housing needs, preserve important aspects of Whittier, including hillsides and historic resources, sensitive habitat, landscaped amenities, and other distinctive features.

ISSUE #3: HOUSING ASSISTANCE

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

The following goals and policies guide the City's effort in assisting the development and provision of housing affordable to residents.

Goal HE-3 *Improved opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing.*

Policy HE-3.1 Rental assistance. Support the provision of rental housing assistance for individuals and families earning lower incomes, particularly special needs households residing in Whittier.

Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to achieve homeownership in Whittier through the provision of financial or regulatory assistance where feasible.

Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized rental housing affordable to lower and moderate income and special need households.

Policy HE-3.4 Housing Incentives. Facilitate the development of a broad mix of prices, types, and affordability of housing products through flexible standards (where appropriate), efficient permitting process, and other assistance.

Policy HE-3.5 Inclusionary Housing. Support the development of new affordable housing for residents of low and moderate incomes through the implementation of the inclusionary housing ordinance.

Policy HE-3.6 Collaborative Partners. Work collaboratively with nonprofit, for-profit, and faith-based organizations in the community to address the housing and supportive services of residents and those with special housing needs.

ISSUE #4: SPECIAL NEEDS

California housing element law defines special needs groups as those having greater difficulty obtaining secure and affordable housing. These residents include seniors, people with disabilities, large families, female-headed and single-parent families with children, and people who are homeless. The City of Whittier recognizes and addresses the housing and supportive service needs of its residents with special housing needs through its housing and community development planning efforts and implementation programs.

The following goals and policies guide the City's effort in assisting the development and provision of housing affordable to residents.

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

Policy HE-4.1 **Senior Housing.** Support quality development, maintenance, and preservation of affordable senior rental and ownership housing, readily accessible to support services, that allows seniors to retire within the community.

Policy HE-4.2 **Family Housing.** Facilitate and encourage the development of market rate rental and ownership units for families with children, including lower and moderate income families, and provision of childcare and other services when feasible.

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

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

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

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

C. HOUSING PROGRAMS

The City of Whittier will implement the following housing programs to achieve the goals, policies, and objectives in the 2014–2021 Housing Element.

1. Code Enforcement Program

The City implements a code enforcement program for its residential and commercial areas. The program is responsible for enforcing municipal codes that are intended to maintain the value and safety of property and structures. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, yard sales, graffiti, stormwater drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. Code enforcement officers are also involved in coordinated cleanup days. This program is viewed as essential to maintaining and improving the safety, livability, and value of properties in the City of Whittier.

Implementation:

- Objective: Continue to implement code enforcement activities to ensure full compliance with City ordinances.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Funds, CDBG

2. Housing Rehabilitation Loan and Grants

The Home Improvement Program provides low-interest or no-interest loans and grants to promote the improvement, rehabilitation, and/or preservation of single-family, owner-occupied units. Funds are targeted for lower income residents. Improvements eligible for funding include: lead-based paint mitigation, electrical, heating, plumbing, roofing, stucco application, exterior and interior painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. Building code violations, health and safety problems, and community objectives must be addressed before general upgraded home improvements can be considered. Rehabilitation loans can range up to \$50,000 depending on the work needed.

Implementation:

- Objective: Issue 11 home rehabilitation loans/grants annually. Seek funding to augment the loan/grant program and publicize availability.
- Targeted Income group: Extremely low, very low, and low income
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: CDBG, HOME

3. Minor Home Repair Grant Program

The Minor Home Repair Grant pays for the cost of completing minor improvements such as landscape, security lighting, exterior paint, roof, and fences. The minor rehabilitation grant program can be particularly useful for addressing deferred property maintenance or accessibility improvements. The program is operated by the Veteran's in Community Service (VICS) and Southern California Rehabilitation Services (SCRS). The former program focuses on minor home improvements, while the latter program focuses on accessibility improvements such as exterior ramps, grab bars, and other accessibility improvements. Like other federally funded programs, this program has been curtailed in recent years with reductions in federal funds. This underscores the importance of finding additional sources of funding to continue and/or augment existing rehabilitation services.

Implementation:

- Objective: Issue 13 home rehabilitation loans/grants annually to lower income (<80% MFI) households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.
- Targeted Income group: Extremely low, very low and low income
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: CDBG

4. Historic Preservation

Whittier is known for its historical resources, which include 7 buildings/structures/objectives on the National Register, 27 on the California Register, and 48 on the City's Official Local Register of Historic Resources. The City of Whittier also has four designated historic districts. To preserve these historic resources, the City is completing two historic resource surveys to identify opportunities for preservation. The City has an ordinance and promotion material to encourage the use of Mills Act Contracts to preserve historic homes and buildings. The City is also actively involved in preserving many of its historic resources. In 2012, the City funded Heritage Housing Partners to rehabilitate and relocate an existing residential structure on the campus of Whittier College and to build condominiums on the site.

Implementation:

- Objective: Fund the Penn@Comstock project. Continue to issue Mills Act Contracts and certificate of appropriateness applications. Continue surveys to identify potential historic resources and buildings.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Funds, HOME, WHA funds

5. Specific Plans

The City of Whittier has developed specific plans to guide the development of key areas in the community according to new urbanist principles. These include the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion. These contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance. The intent is to design complete neighborhoods that are coherent, visually attractive, and integrated. The three areas covered are Whittwood Mall, Uptown Whittier, and Whittier Boulevard. These specific plans have been helpful in facilitating the construction of residential projects in each of the focused areas. The City will continue to implement these specific plans to facilitate quality mixed use developments.

Implementation:

- Objective: Continue to implement specific plans to facilitate high quality infill residential development in Whittier.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Funds

6. Fred C. Nelles Property

Open for 113 years, the Fred C. Nelles Youth Correctional Facility was the oldest juvenile facility and operated by the California Youth Authority, now part of California Department of Corrections, until it was closed in June 2004. In 2011, the State of California sold the property to Brookfield Homes to allow for development of the project site. The 76-acre site represents the City's largest undeveloped property and opportunity for employment, housing, and recreational uses. Residential densities and products vary from a minimum of 8 units per acre to a maximum of 35 units per acre, with an average density of 22 units per acre and development capacity of 650 to 750 units. The City will work with the developer to negotiate a development agreement that specifies the type, location, intensity and density of land uses.

Implementation:

- Objective: Approve a specific project concept for the Nelles site and appropriate environmental clearance.
- Targeted Income group: All economic segments
- Time Frame: 2014–2015
- Responsibility: Whittier CDD
- Funding Source: General Funds, WHA funds, former RDA funds

7. Second Units

Pursuant to Section 18.10.020(l) of the Whittier Municipal Code, the City permits secondary dwelling units in the R-E and R-1 zones and accessory living units (guest quarters) in the H-R, R-E, and R-1 zones as by-right uses. These types of housing units provide additional income for the homeowner, while also providing additional affordable housing opportunities for family members, students, caretakers, seniors, and other individuals seeking housing in Whittier. According to the City staff, up to 8 such units are approved each year, adding incrementally to the number of affordable housing units. The units are not required to be deed restricted as affordable to any income level. The units rent for prices affordable to moderate income households. The City will continue to support the production of second units and guest quarters that meet the requirements set forth in the municipal code.

Implementation:

- Objective: Continue implementation and processing of second unit applications that are consistent with municipal code requirements.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding: General Funds

8. Housing Incentives Program

The City of Whittier has developed a toolkit of housing incentives programs to facilitate the construction of affordable and market rate housing products. These include a density bonus ordinance mirrored after state law, a minor modification ordinance, and a minor and major variance process. Each of these mechanisms can facilitate the construction of housing in different ways. The density bonus allows for the development of additional units and the provision of regulatory or financial incentives for projects providing affordable units. Both the minor modification and variance processes have been successfully used to facilitate the construction of market rate projects. These include projects such as the Gables, Summerland Terrace, Mosaic Gardens, and other projects. These housing incentive tools are seen as essential in Whittier, where development opportunities are limited or more challenging due to the availability of land, existing uses, and parcel sizes.

Implementation:

- Objective: Continue to implement housing incentives program and publicize such programs at the planning counter.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Funds

9. Lot Consolidations

As an older, built out community, Whittier has an established urban form that consists of smaller lots, some of which are irregularly shaped. In order for new infill development to occur, lots often must be consolidated into larger parcels that can accommodate parking requirements, housing densities, onsite property management, open space, and other amenities that contribute to a quality living neighborhood. In past years, the City had greater leverage through redevelopment powers to encourage lot consolidations that would achieve City goals and objectives. Without this authority, the City will need to continue encouraging lot consolidations through other means. These may include graduated density incentives, minimum project sizes, or other creative means geared at improving the opportunity to build higher quality and more sustainable multiple-family developments.

Implementation:

- Objective: Continue to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Fund

10. Neighborhood Improvements

Having adequate public facilities is essential for a complete community. These services provide a high quality of life for residents and workforce, improve property values, and increase City revenues that are available to fund and expand city services. This includes the improvement and maintenance of libraries, sewer system, school services, drainage and water system, police and fire, parks and recreational facilities, private recreation facilities required for new residential development, and other services. The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community. The City of Whittier will continue to make such infrastructure and service improvements that further the vision of the City Council.

Implementation:

- Objective: Continue monitoring, planning, and programming for public improvements that serve the community.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: General Funds, Impact Fees, Pass-Through Revenues

11. Inclusionary Housing Program

Ordinance 2910 places an inclusionary housing obligation (IHO) on projects consisting of 7 or more units. Eligible projects must provide at least 15% of the units to moderate-income households for for-sale projects and for rental projects, at least 12% for moderate-income and 3% to low-income households. Reductions in IHO requirements are permitted if the developer provides very low income in lieu of low or moderate income units, or low income in lieu of moderate income units. IHO requirements can also be satisfied by building or substantially rehabilitating the required number of units at an off-site location, purchasing affordable housing covenants for units in existing multifamily projects, or paying an appropriate in-lieu fee. The IHO continues to be a primary program to facilitate affordable housing, particularly in light of the demise of redevelopment.

Implementation:

- Objective: Continue monitoring state proposed legislation and refine IHO as necessary to ensure compliance with state law.
- Targeted Income group: Low and moderate income
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding: General Funds

12. Energy Conservation

The City of Whittier supports the incorporation of sustainable practices in the construction, rehabilitation, and maintenance of housing in the community. The City Building Department enforces the provisions of CalGreen Code and also encourages LEED-certified projects. For example, the City provided \$5 million in support for the new Mosaic Gardens Affordable Family Project, which achieved a LEED-Platinum home rating. The City offers home rehabilitation loans that can be used for energy efficiency upgrades, such as windows, appliances, and other energy improvements. Whittier's land use strategy also focuses on directing growth to specific plans. These include Whittier Boulevard, in the downtown, and in other focused areas of the community that have access to transit, both of which achieve benefits in terms of reduced vehicle miles traveled and energy conservation.

Implementation:

- Objective: Continue to encourage energy conservation through the CalGreen Code, home rehabilitation loan program, and targeted growth strategy into specific plan areas.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding: General Funds

13. Homeownership Assistance

In 2009, the Whittier RDA approved an Affordable Home Ownership Program (AHOP) to improve homeownership opportunities within the community. The AHOP is a silent second loan that allows moderate income households to purchase a condominium, townhome, or single-family home in Whittier. Program participants can purchase a home from the agency, a participating developer, or from an existing Program Participant at a price affordable to moderate income households. The City is using this program to deed restrict 24 units at the Gables project for moderate income households. Homes purchased under the program have resale restrictions that maintain the affordable units for a minimum of 45 years. Except for an “equity appreciation share” feature, the loans are interest free. Traditionally, this program was funded by tax increment funds, but these funds are no longer available.

Implementation:

- Objective: Complete the Gables project. Seek additional funding opportunities to expand homeownership assistance in Whittier.
- Targeted Income group: Low and moderate income
- Time Frame: Ongoing
- Responsibility: Whittier CDD
- Funding Source: Revenue Bonds and AHOP

14. Rental Housing Assistance

The City of Whittier is a designated federal housing authority; however, the Los Angeles Community Development Corporation and County Housing Authority implement the Section 8 rental assistance on behalf of Whittier. Under this program, the County of Los Angeles extends rental subsidies to very low income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability but also overcrowding, by allowing families that “double up” to afford their housing. According to the County Housing Authority, 810 residents receive monthly rental assistance under this program, including 210 senior households and more than 600 large and small families as of January 2013. The City supports this effort by advertising Section 8 housing vouchers.

Implementation:

- Objective: Continue to allocate housing vouchers (LACDC). Promote the federal housing voucher program by providing brochures at the City planning counter, libraries, and other heavily traveled public places.
- Targeted Income group: Extremely low and very low income
- Time Frame: Ongoing
- Responsibility: Whittier CDD, LACDC
- Funding Source: FHA housing vouchers

15. Residential Care Facilities

Whittier allows a broad range of housing opportunities, including community care or residential care facilities, housing for employees, and other uses. State law preempts local regulations imposed by local government and requires that such uses that serve six or fewer persons be allowed by right in all zones allowing residential uses and be treated the same as any other similar residential use in the same zone. Presently, the Whittier Municipal Code contains several residential facilities land use definitions that need to be updated to reflect changes in state law and mirror the provisions already contained in the City's specific plans. Moreover, the definition of a family should also be changed to remove a potential impediment to fair housing, as necessary, to comply with all current provisions contained within State law.

Implementation:

- Objective: Revise definitions, as necessary, for residential care facilities and family in the municipal code to comply with provisions of State law. Continue to implement the reasonable accommodation ordinance.
- Targeted Income group: All economic segments
- Time Frame: 2015–2016
- Responsibility: Whittier CDD
- Funding Source: General Funds

16. Housing for Disabled People

Whittier is home to many service providers for people with disabilities. Among others, these include Community Advocates for People's Choice, STRIDE of YMCA, and Southeast Center for Independent Living, the Whittier Area Parents' Association for the Developmentally Handicapped, Southern California Rehabilitation Services, and many other agencies. Moreover, the Regional Center for the Developmentally Disabled in Whittier coordinates resources such as education, health, welfare, rehabilitation, and recreation for persons who are developmentally disabled. Whittier continues to support service agencies and has provided RDA funds to assist in the development of the Whittier Springs complex for developmentally disabled adults in Whittier.

Implementation:

- Objective: Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation.
- Targeted Income group: All economic segments
- Time Frame: Annual outreach and solicitation
- Responsibility: Whittier CDD
- Funding Source: General Funds

17. Fair Housing

The housing element is required to promote fair housing opportunities and make adequate provision for the housing needs of all economic segments of the community and include actions that promote housing opportunities for all persons, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or disability. The City contracts with the Housing Rights Center to provide fair housing services, including landlord-tenant mediation, fair housing counseling services, and fair housing testing. Whittier's Community Development Department refers fair housing complaints to the Housing Rights Center. The City regularly prepares its Analysis of Impediments (AI) to identify and mitigate any potential impediment. The City examines development codes to identify potential fair housing concerns and address them through ordinance revisions.

Implementation:

- Objective: Provide referrals to the Housing Rights Center and fair housing informational brochures at the public counter, senior center, and library. Periodically complete and implement the AI to further fair housing.
- Targeted Income group: All economic segments
- Time Frame: Ongoing
- Responsible Agency: Whittier CDD
- Funding Source: CDBG, HOME

18. Employee Housing

Section 17021 of the Health and Safety Code requires communities to adhere to the Employee Housing Act. In short, employee housing, including agricultural employees, need to be treated like any other residential use in the same zone. State law preempts imposing many local regulations. In accordance with Section 17021.5, housing for six or fewer employees must: 1) be deemed a single-family structure with a residential land use; 2) cannot be subjected to conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone; and 3) shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. This amendment needs to be made to the municipal code to ensure consistency with state law.

Implementation:

- Objective: Make amendments to the Whittier Municipal Code to allow for employee housing serving six or fewer residents.
- Targeted Income group: All economic segments
- Time Frame: 2014
- Responsible Agency: Whittier CDD
- Funding Source: General Funds

19. Housing at Risk of Conversion

Whittier has approximately 500 units of lower income senior and family affordable apartments that received public assistance in return for long-term affordability covenants. The City periodically monitors the at-risk housing list to determine properties that may be at risk of conversion to identify potential opportunities for housing preservation. Presently, two affordable residential projects are at risk of conversion-Lutheran Towers and William Penn Manor. The City will dedicate \$300,000 in HOME funds to leverage with \$1.25 million in annual housing tax credits to acquire, rehabilitate, and preserve the 156-unit Lutheran Towers Project. These funds are sufficient to preserve the affordability of 155 units for at least 55 years for very low income seniors. Sixteen of the units will be preserved for extremely low income households.

Implementation:

- Objective: Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation. Preserve the affordability of Lutheran Towers for 55 years.
- Targeted Income group: Extremely low and very low income
- Time Frame: Ongoing and 2014
- Responsibility: Whittier CDD
- Funding Source: General Funds; HOME Funds, LIHTC

20. Homeless Services

The City has approximately 100 homeless individuals in the community. To meet their needs, the City supports the operation of service agencies who serve the needs of homeless people in Whittier by allocating funds, as available, to several organizations as part of the Annual Action Plan. Pursuant to changes in state law, however, the City of Whittier amended its municipal codes to allow emergency shelters in the M-zone as a matter of right. This zone and sites were shown to be suitable to accommodate the unmet need for emergency shelters. The City has already made the required code amendments to the Uptown Specific Plan and WBSP. Additional code amendments are forthcoming to allow transitional and permanent supportive housing in all zones allowing residential uses in the community.

Implementation:

- Objective: Continue to support homeless services as funds are available. Amend the zoning code to allow transitional and permanent supportive in all zones allowing residential uses, subject to the same permitting process and standards required of residential uses in the same zone.
- Targeted Income group: Extremely low and very low income
- Time Frame: 2015-2016
- Responsible Agency: Whittier CDD
- Funding Source: General Funds

21. Housing Administrative and Financial Capacity

Although redevelopment agencies are sunseting, certain housing duties will remain active in Whittier due to existing or future obligations. The City has responsibility for AHOP loans, revenue bond proceeds, inclusionary in-lieu fees, and the preservation of affordable housing projects at-risk of conversion. Whereas some communities will contract out for those services, Whittier has long had a Housing Authority that could serve as a successor agency. Such an organization could also be used to seek additional grants, leverage funding sources, and help implement other housing programs. In addition to augmenting administrative capacity when possible, securing available funding is a priority. As the City continues to reorganize functions, the City will seek to augment financial capacity with available grants or through working with and expanding upon its partnerships to support Whittier's housing programs.

Implementation:

- Objective: Explore opportunities to transfer additional housing programs and responsibilities to the Housing Authority or other qualified entity. Annually review grants for housing, services, and infrastructure; periodically apply for grants subject to staffing availability.
- Targeted Income group: All economic segments
- Time Frame: Annual basis
- Responsibility: Whittier CDD; City Manager
- Funding Source: General Fund

22. Housing Element Monitoring Program

The City will continue to monitor the progress toward goals and objectives contained in its housing element and consolidated plan. The Annual Housing Element Progress Report will be prepared for the California Department of Housing and Community Development. The Consolidated Annual Performance Evaluation Report will also be prepared for the Department of Housing and Urban Development. The City will include progress on the preservation activities for the Lutheran Towers project and review of potential funding sources to augment and implement its housing element programs. Preparation of these reports will be coordinated to ensure consistency and allow for programs to be assessed for potential modifications as needed.

Implementation:

- Objective: Submit annual progress reports to HCD. Report on completion of preservation of Lutheran Towers.
- Targeted Income group: All economic segments
- Time Frame: Annual basis
- Responsibility: Whittier CDD; City Manager
- Funding Source: General Fund

D. IMPLEMENTATION SUMMARY

Through the housing programs outlined above, the City of Whittier aims to obtain the minimum quantified objectives pursuant to State law and subject to availability of private funds, grants, and local, state, and federal funds. Table 6-2 summarizes each program area and the specific number of housing units/households anticipated to be served between 2014 and 2021.

Table 6-1: Housing Element Quantified Objectives

Housing Program Area	Households Assisted by Income Level				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction ¹	114	114	135	146	369
Housing Rehabilitation ²	31	76	84	N/A	N/A
Housing Preservation ³	16	295	167	N/A	N/A
Rental Assistance ⁴	821		-0-	N/A	N/A

Source: City of Whittier, 2013.

Note: Quantified objective dependent on continued funding.

Notes:

1. Housing construction goals refer to the provision of sites to address the 2014–2021 regional housing needs assessment.
2. Housing rehabilitation goals are based on the past four years of progress as shown by the Consolidated Annual Performance Evaluation Reports.
3. Housing preservation goals refer to the preservation of the Lutheran Towers and monitoring activities for the remainder.
4. Rental assistance goals refer to the annual number of housing choice vouchers issued by the County of Los Angeles Housing Authority.

Table 6-2: Housing Implementation Programs, 2014–2021

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time Frame
1. Code Enforcement	Continue to implement code enforcement activities to ensure full compliance with City ordinances. Address 250 properties annually.	CDBG, HOME, General Fund	Whittier CDD, Building Services	Ongoing
2. Housing Rehabilitation Loan/Grants	Issue 11 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.	CDBG, HOME	Whittier CDD	Annual basis
3. Minor Home Repair Grant	Issue 13 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.	CDBG, HOME	Whittier CDD	Ongoing
4. Historic Preservation	Fund the Penn@Comstock project. Continue to issue Mills Act Contracts and certificate of appropriateness applications. Continue surveys to identify potential historic resources and buildings.	WHA Funds	Whittier CDD	Ongoing
5. Specific Plans	Continue to implement specific plans to facilitate high quality infill residential development.	General Fund	Whittier CDD	Ongoing
6. Fred Nelles Site	Approve a specific project concept for the Nelles site and appropriate environmental clearance.	General Fund	Whittier CDD	2014–2015
7. Second Units	Continue implementation and processing of second unit applications that are consistent with municipal code requirements.	General Fund	Whittier CDD	Ongoing
8. Housing Incentives	Continue to implement housing incentives program (density bonus, modifications, and variances) and publicize such programs at the planning counter.	General Fund	Whittier CDD	Ongoing
9. Lot Consolidation	Continue to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects.	General Fund	Whittier CDD	Ongoing
10. Neighborhood Improvements	Continue monitoring, planning, and programming for public improvements that serve the community.	General Fund Impact fees Pass-through	Whittier CDD	Ongoing
11. Inclusionary Housing	Continue monitoring state proposed legislation and refine IHO as necessary to ensure compliance with state law.	IHO funds	Whittier CDD	Ongoing
12. Energy Conservation	Continue to encourage energy conservation through the CalGreen Code, home rehabilitation loan program, and targeted growth strategy into specific plan areas.	General Fund	Whittier CDD	Ongoing

Table 6-2: Housing Implementation Programs, 2014–2021-continued

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time Frame
13. Homeownership Assistance	Complete the Gables Project and allocate AHOP funds. Seek additional funding opportunities to expand homeownership assistance.	Revenue Bonds; AHOP	Whittier CDD	Ongoing and annual basis
14. Rental Housing Assistance	Continue to allocate housing vouchers (LACDC). Promote the federal housing voucher program by providing brochures at the City planning counter, libraries, and other heavily traveled public places.	FHA housing vouchers	Whittier CDD; LACDC	Ongoing
15. Residential Care Facilities	Revise definitions, as needed, for residential care facilities and family in the municipal code to comply with the most current provisions of State law. Continue to implement the reasonable accommodation ordinance.	General Funds	Whittier CDD	2015–2016
16. Housing for Disabled People	Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation.	General Funds	Whittier CDD	Annual
17. Fair Housing	Provide referrals to the Housing Rights Center and fair housing informational brochures at the public counter, senior center, and library.	CDBG; HOME	Whittier CDD	Ongoing
18. Employee Housing	Make amendments to the Whittier Municipal Code to allow for employee housing serving six or fewer residents.	General Funds	Whittier CDD	2014
19. Housing At Risk of Conversion	Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation. Preserve the affordability of Lutheran Towers for 55 years.	HOME; LIHTC General Fund,	Whittier CDD	Ongoing 2014 for preservation
20. Homeless Services	Continue to support homeless services as funds are available. Amend the zoning code to allow transitional and permanent supportive in all zones allowing residential uses, subject to the same permitting process and standards required of residential uses in the same zone.	General Fund	Whittier CDD	2015-2016
21. Housing Administrative Capacity	Explore opportunities to transfer additional housing programs and responsibilities to the Housing Authority or other qualified entity. Annually review grants for housing, services, and infrastructure; periodically apply for grants subject to staffing availability.	General Funds	Whittier CDD	Annual basis
22. Housing Element Monitoring Program	Submit annual progress reports to HCD. Seek funding for housing programs. Report on completion of preservation of Lutheran Towers.	General Funds	Whittier CDD	Annual basis

Notes:

AHOP:	Affordable Housing Ownership funds	WHA:	Whittier Housing Authority funds
CDBG:	Community Development Block Grants	LIHTC:	Low income housing tax credits
HOME:	Home Partnership Funds	Whittier CDD:	Whittier Community Development Department
LACDC:	Los Angeles Community Development Commission		

Housing Plan

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