

ADOPTED FEBRUARY 4, 2014
CITY OF PARAMOUNT
HOUSING ELEMENT UPDATE
5TH CYCLE, 2014-2021



LEAD AGENCY:

CITY OF PARAMOUNT
COMMUNITY DEVELOPMENT DEPARTMENT
16400 COLORADO AVENUE
PARAMOUNT, CALIFORNIA 90723

FEBRUARY 4, 2014

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SECTION 1 - INTRODUCTION TO THE HOUSING ELEMENT

1.1 AUTHORITY AND SCOPE

This Housing Element is an integral chapter of the City of Paramount General Plan. Local governments in California are required to prepare long-range general plans to consider various growth issues, including housing. These general plans must include *elements* that consider specific issues such as land use, transportation, housing, health and safety, open space, and natural resources. In 1967, the *housing element* became the third State-mandated general plan element. Within the past several decades, the State legislature has focused increased attention on housing-related issues in California. This attention is due to the State's continued population growth, particularly in Southern California's urban areas. This significant growth has placed increased demands on the existing housing resources and has accelerated the need for new housing, especially affordable housing. Southern California is among the most expensive in the nation.

Section(s) of the Government Code require(s) that local housing elements include an assessment of housing needs; an inventory of housing resources; and the identification of those constraints that may impede the development of new housing. This Housing Element was prepared in conformance with the requirements of the Government Code and addresses the following major issues:

- The determination of the City's existing and projected housing need;
- The identification of strategies that will enable Paramount to accommodate the identified need;
- The identification of housing goals and policies of the City; and,
- The identification of specific actions the City intends to implement to assist in accommodating identified needs.

The State legislature also recognizes the following guiding principles that acknowledge the role of local government in the provision of housing:¹

- Local governments must prepare and implement housing elements that, along with Federal and State programs, will assist in the attainment of the State housing goal.
- The individual locality is best capable of determining what efforts are required to contribute to the attainment of the State's housing goals, provided that local programs are consistent with those housing goals that are designed to accommodate regional housing needs.
- Programs that focus on the improvement and development of housing must be designed to assist the housing needs of all economic segments of the community. The most recent legislative changes have focused on the identification of specific housing development sites including those that will accommodate transitional housing, supportive housing, and emergency shelters.

This element also identifies programs that will be effective in conserving and maintaining the existing housing in Paramount as well as how the City intends to accommodate new housing. The State's key

¹ California Government Code, § 65581.

housing element requirements, and the sections of this element that address those requirements, are outlined in Table 1.

Table 1
State Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section
Analysis of employment trends.	Section 65583.a/Section 2.0
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a/Section 2.0
Analysis of the City's housing characteristics, including cost, overcrowding, and condition.	Section 65583.a/Section 2.0
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.a/Section 3.0
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a/Section 2.0
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a/Section 2.0
Analysis concerning the needs of the homeless.	Section 65583.a/Section 2.0
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a/Section 2.0
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a/Section 2.0
Identification of Publicly-Assisted Housing Developments.	Section 65583.a/Section 2.0
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a/Section 2.0
Identification of the City's goals for housing maintenance and development.	Section 65583.a/Section 2.0
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b Section 3.0
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)Section 3.0
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)Section 3.0
Identification of governmental constraints to the maintenance, improvement, and development of housing in Paramount.	Section 65583.c(3)Section 3.0
Strategies to conserve and improve the condition of the existing affordable housing stock.	Section 65583.c(4)Section 3.0
Strategies to promote equal access to housing for all groups.	Section 65583.c(5),Section 3.0
Strategies to preserve the existing low-income housing stock.	Section 65583.c(6)Section 3.0
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d Section 1.0
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e Section 3.0
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f Section 3.0

1.2 HOUSING ELEMENT OBJECTIVES

The focus of this Housing Element is to establish a comprehensive and long-range planning strategy that specifically addresses housing. This Element's primary objective is to indicate how the City intends to accommodate its designated Regional Housing Needs Assessment or *RHNA* allocation. All of the cities and counties in the greater Los Angeles metropolitan area have been allocated certain housing growth objectives that will enable the region to meet its projected housing need in the coming years.

The Southern California Association of Governments (SCAG) has been delegated with the responsibility in developing regional growth forecasts and then assigning new housing objectives for each city and county under SCAG's jurisdiction. In addition to establishing an overall objective for new housing units for the defined planning period (2014-2021), the SCAG RHNA also indicated the proportion of future housing units that should be accessible to households with varying incomes. The RHNA that is applicable to Paramount is summarized below:

- A total of 13 units should be allocated to *extremely low-income* households (less than 30% of the Los Angeles County median income);
- A total of 13 units should be allocated to *very low-income* households (less than 50% of the Los Angeles County median income);
- A total of 16 units should be provided for *low-income* (50% - 80% of the median income) households;
- A total of 17 units should be provided for *moderate-income* (80% - 120% of the median income) households;
- A total of 46 units should be provided for households with *above moderate* (more than 120% of the median income for the County) incomes; and,
- The total number of new housing units that will need to be added to the City's housing inventory during the 2014-2021 planning period is 105 units.

1.3 OVERVIEW OF THE CITY OF PARAMOUNT

The City of Paramount is located in the southern portion of Los Angeles County, approximately 16.5 miles southeast of downtown Los Angeles. The City is bounded by the cities of South Gate and Downey on the north, Bellflower on the east, Long Beach on the south, and Compton, Lynwood and unincorporated areas of Los Angeles County on the west. Exhibit 1 indicates the location of the City of Paramount in a regional context. A Citywide map, indicating the General Plan's land use designations is provided in Exhibit 2.

The City of Paramount has a total land area of 3,072 acres, or 4.8 square miles (including streets, easements, the Los Angeles River channel, etc.). Approximately 52% of the City is developed with residential uses. Industrial land uses account for 23% of the City's total land area, and commercial land uses account for 5%. The remaining 20% of the City's land area is devoted to streets, freeways, and other

rights-of-way.² A generalized land use map is provided in Exhibit 2. According to the most recent California Department of Finance estimates, the City of Paramount's population in 2010 was 54,196 persons. According to these same statistics, there were 14,240 housing units in the City. The demographic and socioeconomic characteristics of the City are described further herein in Section 2.0.

Since the early 1980's, Paramount has been very proactive in improving the quality of life for people living and working in the City. This effort was initiated by the publication of a Rand Corporation Study that explored the decline of the suburban areas of many of the nation's metropolitan areas.³ In 1982, the Rand Corporation published a study supported by the U. S. Department of Housing and Urban Development (HUD) concerning the condition of U.S. suburbs with populations over 10,000 people. Based on 16 socioeconomic and demographic *disaster* indicators, the City of Paramount ranked as one of those urban areas in the United States as needing special attention. The City Council carefully considered this study and subsequently initiated a *call to arms* in developing programs that would improve the residential and commercial districts.

Between 1970 and 2010, the City's housing inventory has increased by 3,095 units. Of this total, more than 2,400 of these units added were part of multiple-family developments containing five or more units. The *Let's Get Paramount Neighborhoods Lookin' Good* program, a code enforcement effort designed to clean up the residential neighborhoods in Paramount, was also implemented over a two-year period while there had been a major effort in Paramount in redeveloping the central business district and promoting new housing stock within the City. In addition, much attention was given to preventing the further deterioration of the existing housing stock through code enforcement programs. In early efforts, the City targeted areas throughout the community for specific code enforcement activity, only to find that this type of action often alienated the residents and encouraged them to complain to elected officials. Recognizing the difficulty of this *comply or else* approach to code enforcement, the City implemented a number of programs to provide financial assistance to the community in improving their homes.

1.4 PUBLIC PARTICIPATION

The City of Paramount initiated a comprehensive General Plan update, including an update of the Housing Element, adopted 2012. These earlier updates were undertaken pursuant to the requirements of the California Department of Housing and Community Development (HCD). This current Element builds upon the previous Housing Element by updating Paramount's housing strategy that will enable the City to meet its current housing requirement.

² Paramount, City of. *City of Paramount General Plan. 2007.*

³ The U. S. Department of Housing and Urban Development, prepared by the Rand Corporation. *Troubled Suburbs: An Exploratory Study.* June 1982.

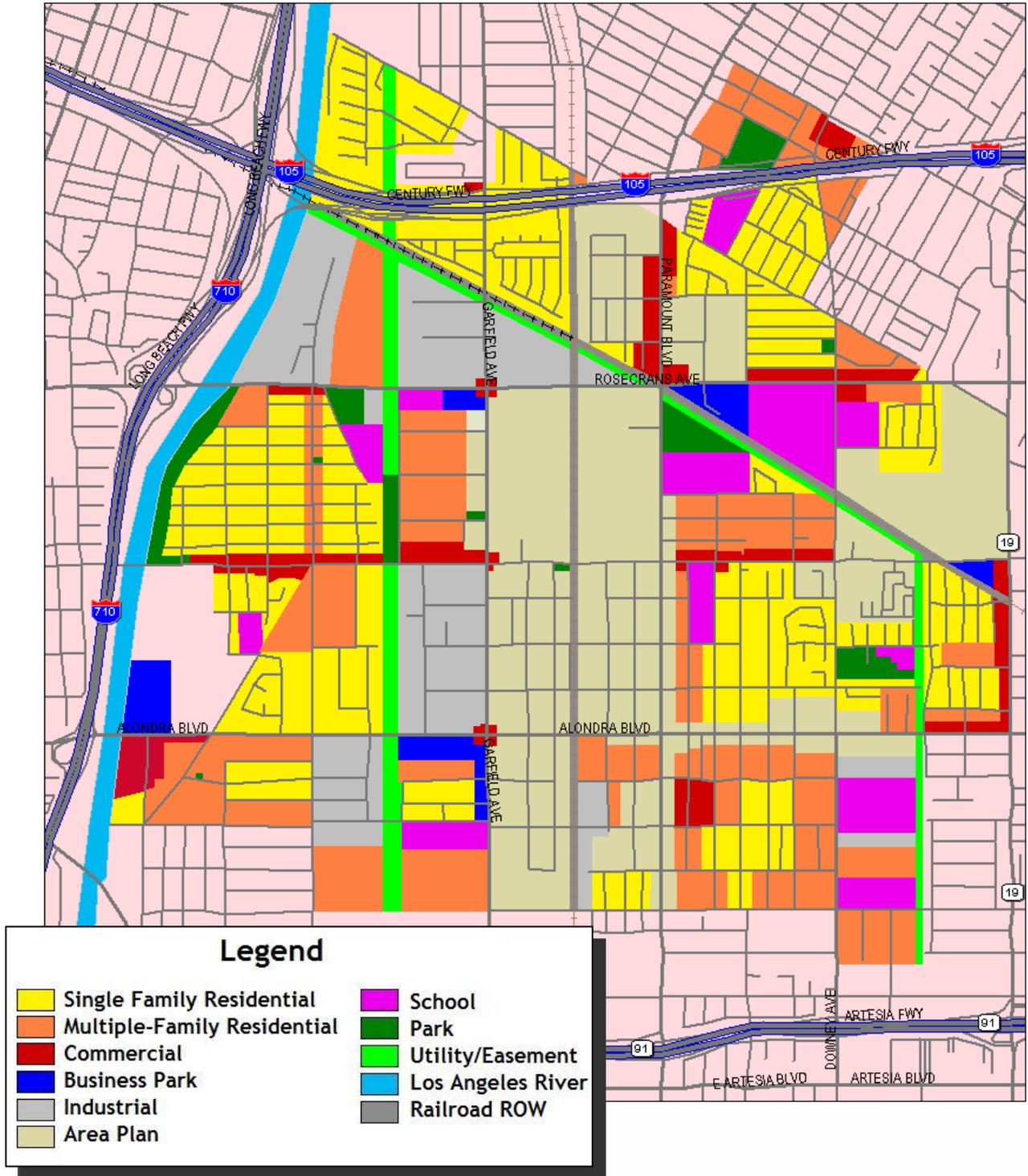


EXHIBIT 2
CITYWIDE LAND USE MAP OF PARAMOUNT
 Source: Blodgett/Baylosis Associates, 2008

The public participation process completed as part of this Housing Element's Update is summarized below.

- *Study Sessions.* The City conducted a study session before the Planning Commission that was publicly noticed. The meeting involved a discussion of the project team's findings and the manner in which the RHNA may be accommodated along with the overall housing strategy that will be included in the draft Housing Element.
- *Public Outreach.* The City conducted two community meetings at the City Hall. The first meeting was held on August 8, 2013, and the second community meeting was held on August 22, 2013. The meetings were advertised on the City's webpage, through the distribution of flyers, and at a Planning Commission meeting.
- *Public Review of the Preliminary Draft Housing Element.* The City placed a number of versions of the preliminary draft Housing Element on the City's website so the public would have an opportunity to review the Housing Element in the course of its preparation. The first draft Housing Element was placed on the City's website before the second community meeting.
- *Coordination with Local Housing Service Providers.* The City contacted key social service providers and public agencies involved in providing housing services. A list was compiled of the key housing and service providers along with contact names and numbers.
- *Planning Commission/City Council Public Hearings.* Once the Department of Housing and Community Development completed the review of the Housing Element, the City held public hearings as part of its adoption. These hearings, along with the environmental review, provided additional opportunities for public input.
- *Adoption of the Housing Element.* Once adopted, the certified Housing Element was placed on the City's website.

As indicated previously, the City made a diligent effort to involve the public in the review and housing policies and programs. The key elements of this outreach effort included the following:

- A number of housing and service providers, and others who have historically requested Community Development Block Grant (CDBG) funding, were requested to attend a workshop to discuss issues germane to housing, including the provision of affordable housing in the City.
- The community workshops were publicly noticed in the local newspaper and held at the City Hall. Meeting flyers were mailed to local service agencies drawn from the notification list provided by HCD as well as others identified by City staff. Meeting flyers were also posted at all City facilities, the public library, and the school district offices.



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HOUSING ELEMENT UPDATE – PUBLIC WORKSHOP #2

The City of Paramount invites all interested persons to attend a public workshop regarding the preparation of an update to the Housing Element. The Paramount Housing Element is a comprehensive statement of the City's housing policies and serves as a guide for implementation of these policies. The Housing Element Update examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs for the 2014-2021 planning period.

City staff will present a draft of the revised Housing Element Update including identified needs, and revised goals and programs related to housing. We strongly encourage the Paramount community and interested persons to attend. Workshop participants are encouraged to comment about the preparation of this document and Paramount housing issues.

The public workshop will be held at 6:00 p.m. on Thursday, August 22, 2013 in the Council Chambers, City Hall, 16400 Colorado Avenue, Paramount, California.

For more information, please contact John King, Senior Community Development Planner, at (562) 220-2049 or jking@paramountcity.com.

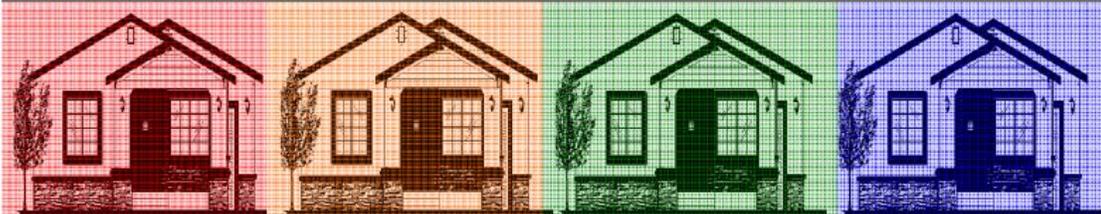


EXHIBIT 3 COMMUNITY WORKSHOP NOTICE Source: City of Paramount

- The service providers were personally contacted by City staff as a follow-up. Staff made a formal presentation followed by a question/answer period. The presentation included slides of relevant background information, an explanation of the housing element update process, and a description of the recommended policies and programs.
- The draft Housing Element and the presentation materials were placed on the City's website (www.paramountcity.com).
- The draft Housing Element was also considered at a community meeting and public hearings that were held before the City of Paramount Planning Commission and City Council. During that time, the public was afforded an additional opportunity to review and comment on the *draft* Housing Element. The *final* Housing Element and the environmental document were adopted at a noticed meeting of the City of Paramount City Council.

The key groups that were contacted as part of the Housing Element public participation process included the following:

- The Rio Hondo Temporary Home;
- Catholic Charities of Los Angeles;
- The Southern California Rehabilitation Services;
- The Southeast Area Counseling;
- The Southeast Area Social Services Funding Authority; and,
- The Salvation Army.

The key points raised during the review of the Draft Housing Element included the following:

- Residents attended the workshops though their concerns focused on how the housing element would affect the zoning designation for their individual properties.
- There were concerns regarding the high RHNA numbers that were assigned to the City.
- The potential impacts of the future residential development on schools and other public services were identified as a concern.
- There was a concern regarding the City's future RHNA allocation.

Following the preparation of the draft Housing Element, the Planning Commission conducted public hearings. Subsequent to planning commission action, further public hearings were held at the City Council level. All public hearings were advertised in the local newspaper, with additional notices mailed to interested citizens and community groups. Once the public hearings and the related public review were completed, the City Council adopted the element.

1.5 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The elements that comprise the Paramount General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the general plan, the elements must be interrelated and interdependent. This Housing Element is most directly related to the Land Use element, since it designates the location and extent of residential development throughout the City.

The City updated the General Plan in 2007 and this update's most significant change involved the provision that allowed mixed-use development in the commercial zones. The recently adopted General Plan also preserves the existing residential neighborhoods. Key general plan issues relevant to this Housing Element include the following:

- The City has a total developable land area of 2,807 acres with 1,788 acres of land actually developed (the difference of 704 acres is devoted to streets, public rights-of way, and easements).
- Of the total land area available for development, 1,482 acres, or approximately 83% is designated for residential development.
- The amount of land area designated for multiple-family development (805 acres) exceeds the total land area designated for single-family development (670 acres).
- Many parcels within the City are not developed to the maximum intensity theoretically possible under the applicable General Plan designation.
- A total of 23,237 units are theoretically possible if all of the parcels designated for residential development are ultimately developed to the maximum density permitted under the General Plan. This represents 8,629 units over the existing number of 14,608 units.

1.6 FORMAT OF THE HOUSING ELEMENT

The City of Paramount Housing Element consists of the following three sections that collectively fulfill the State's housing element requirements.

- *Section 1.0 - Introduction.* This section describes the purpose and authority of this housing element, as well as an overview of its organization.
- *Section 2.0 - Profile Report.* The background analysis that serves as the basis for the development of housing policy is detailed in this section. Key topics considered in this section include the City's demographic characteristics, the existing housing stock, household characteristics, socioeconomic factors, and housing constraints.
- *Section 3.0 – Housing Plan.* The existing and projected housing need for Paramount is discussed in this section. The City's long-range plans for accommodating existing and projected housing needs, as well as strategies related to housing rehabilitation are described in this section.

1.7 SOURCES OF INFORMATION

The primary source of information used in the compilation of demographic, housing, and socioeconomic information for the City is based on data collected by the U. S. Bureau of the Census. This baseline population, housing, and socioeconomic data for cities and counties are collected every ten years as part of the National Census. The U. S. Bureau of the Census is also updating the statistics for a number of cities as part of the American Community Survey (ACS). A number of additional sources were consulted during the preparation of this analysis, with the key sources being the California Department of Finance (DOF) and the Southern California Association of Governments (SCAG).



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SECTION 2.0 - PROFILE REPORT

2.1 INTRODUCTION TO THE COMMUNITY PROFILE

This section of the Housing Element provides an overview of the demographic, housing, and socioeconomic characteristics of the City of Paramount. The information contained herein indicates those trends that have occurred in Paramount during the years following the City's incorporation in 1957. This section of the Element considers the following:

- *Population Characteristics*, including population growth trends in the City, age characteristics, and ethnicity;
- *Housing Unit Characteristics* focuses on trends in residential development, housing unit types, and housing tenure;
- *Household Characteristics* provides an overview of the key socioeconomic characteristics that are related to housing need;
- *Employment and Economic Characteristics* describes those economic and market factors relevant to the maintenance of existing housing and the production of new housing in the City;
- *Special Housing Needs Groups* includes a discussion of those City residents that have special housing requirements; and,
- *Housing Constraints* includes a discussion of those governmental and non-governmental constraints that could affect housing production.

2.2 POPULATION CHARACTERISTICS

2.2.1 POPULATION GROWTH TRENDS

According to the 1960 Census, the City's population at that time was 27,249. The 2010 Census identified 54,196 persons in the City. Finally, according to the most recent DOF population estimates, the City's population as of January 1, 2013, was 54,624. In the more than forty years since 1960, Paramount's population has more than doubled, increasing by 26,497 persons, or 51.1%. The two greatest periods of population growth occurred during the 1960s (7,485 persons, or 27.5%) and in the 1980s (11,262 persons, or 30.9%), as indicated in Table 2. The City's rate of population appears to have decreased since 2000, with a population decrease of 358 or 0.65%.

According to the 1960 Census, there were 8,455 housing units in the City. In the decade following the 1960 Census, a total of 3,133 units were added to Paramount's housing inventory, representing an increase of 37.1%. Much of the significant population growth experienced during the 1960s may be attributed to this substantial housing construction. Exhibit 3 illustrates the population growth that has occurred in the City over the past four decades. Data included in the exhibit was derived from the U. S. Census and the latest DOF estimates.

Table 2
Population Trends in Paramount
1960-2010

Year	Population	Change (#)	Change (%)
1960	27,249	--	--
1970	34,734	7,485	27.5%
1980	36,407	1,673	4.8%
1990	47,669	11,262	30.9%
2000	55,266	7,597	15.9%
2010	54,196	-1,070	-4.0%
Total	--	26,947	49.7%

Source: U. S. Bureau of the Census 1960-2010; Department of Finance, 2008.

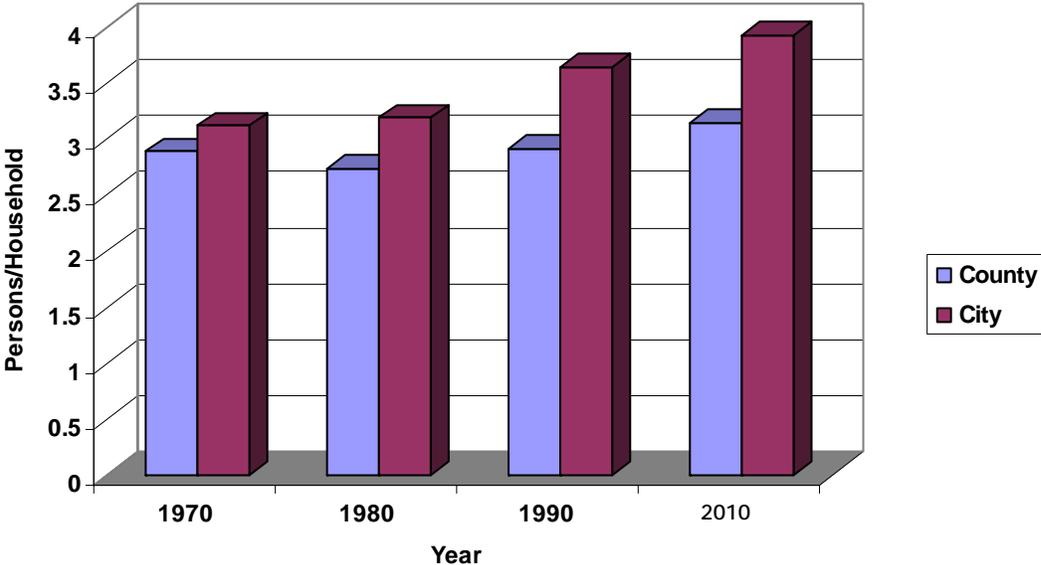
The City's population grew by 7,597 persons in the 1990s. During this same period, only 882 units were added to the City's housing stock. The significant population growth in the City during the 1980s and 1990s may be attributed to increases in the *average household size*, rather than new housing development. Table 3 compares the trends in the average household size for Los Angeles County with those of the City for the years 1970 through 2010. As indicated in Table 3, the average household size for the City is substantially greater than that for the County as a whole. The average household size between 1970 and 2010 increased by 0.74 persons per unit. The most recent 2010 Census figures for the City identified 15,174 households in Paramount. According to the most recent DOF estimates, the current average household size is 3.86 persons per unit. The household size trends between 1970 and 2010 for both Los Angeles County and the City of Paramount are also compared in Exhibit 3.

Table 3
Average Household Size (Persons/Unit)

Year	County	Paramount
1970	2.89	3.12
1980	2.74	3.19
1990	2.91	3.64
2000	3.14	3.93
2010	2.99	3.86
Change	0.15	0.74

U. S. Bureau of the Census, 1970 through 2010

City and County Ave. Household Size



Population Growth

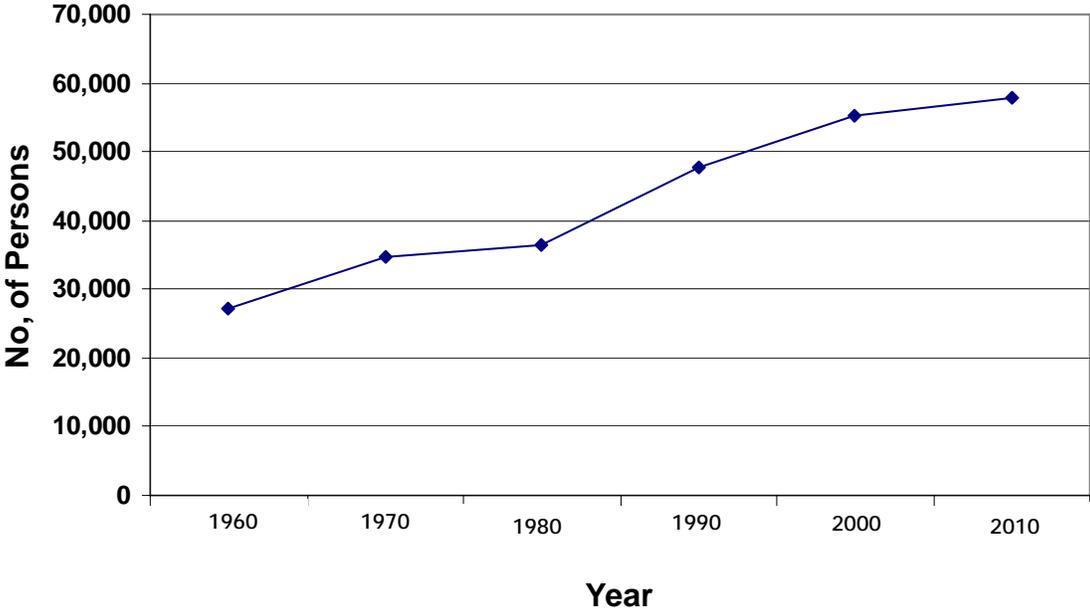


EXHIBIT 3
POPULATION GROWTH IN THE CITY OF PARAMOUNT
 Source: U. S. Census, (1960 to 2010)

2.2.2 AGE CHARACTERISTICS OF THE CITY'S POPULATION

There is a substantial difference in the average household size between the owner-occupied units in the City and the rental units. According to the 2010 Census, the average household size for owner-occupied units was 3.86 persons per household compared to 3.73 persons per household in the renter-occupied units. According to the 2010 Census, there were 6,430 residents living in owner-occupied units and 7,810 persons living in rental units. The same Census figures indicate there were 6,024 owner-occupied units and 7,857 rental units in the City.

One of the more significant indicators of population growth trends is a population's age characteristics. Table 4 and Exhibit 4 charts the age characteristics of the City's population between 1970 and 2010. As is evident from the examination of Table 4, the age cohorts that experienced the greatest rates of growth consisted of the very young (less than 5 years of age), school-aged, and young adults. The City's growth rates among these age categories are consistent with the previously-observed trends in the average household size. These statistics indicate that Paramount's population growth was largely attributed to natural increases (increased birth rates as opposed to in-migration). The City's population is also significantly younger overall, compared to the age of the larger regional population.

Table 4
Age Characteristics Population, 1970-2010

Age	1970	2010	Change-#	Change-%
under 5	4,253	4,540	287	1.5%
5-9	3,777	4,930	1,153	5.9%
10-14	3,098	5,327	2,229	11.5%
15-19	2,674	5,422	2,748	14.1%
20-24	3,462	3,951	489	2.5%
25-34	5,029	8,105	3,076	15.8%
35-44	3,519	8,521	5,002	25.7%
45-54	3,552	6,369	2,817	14.5%
55-59	1,698	2,059	361	1.9%
60-64	1,303	1,632	329	1.7%
65-74	1,471	2,174	703	3.6%
75 & over	898	1,166	268	1.4%
Total	34,734	54,196	19,462	36.0%

Source: U.S. Bureau of the Census. 1970 and 2010

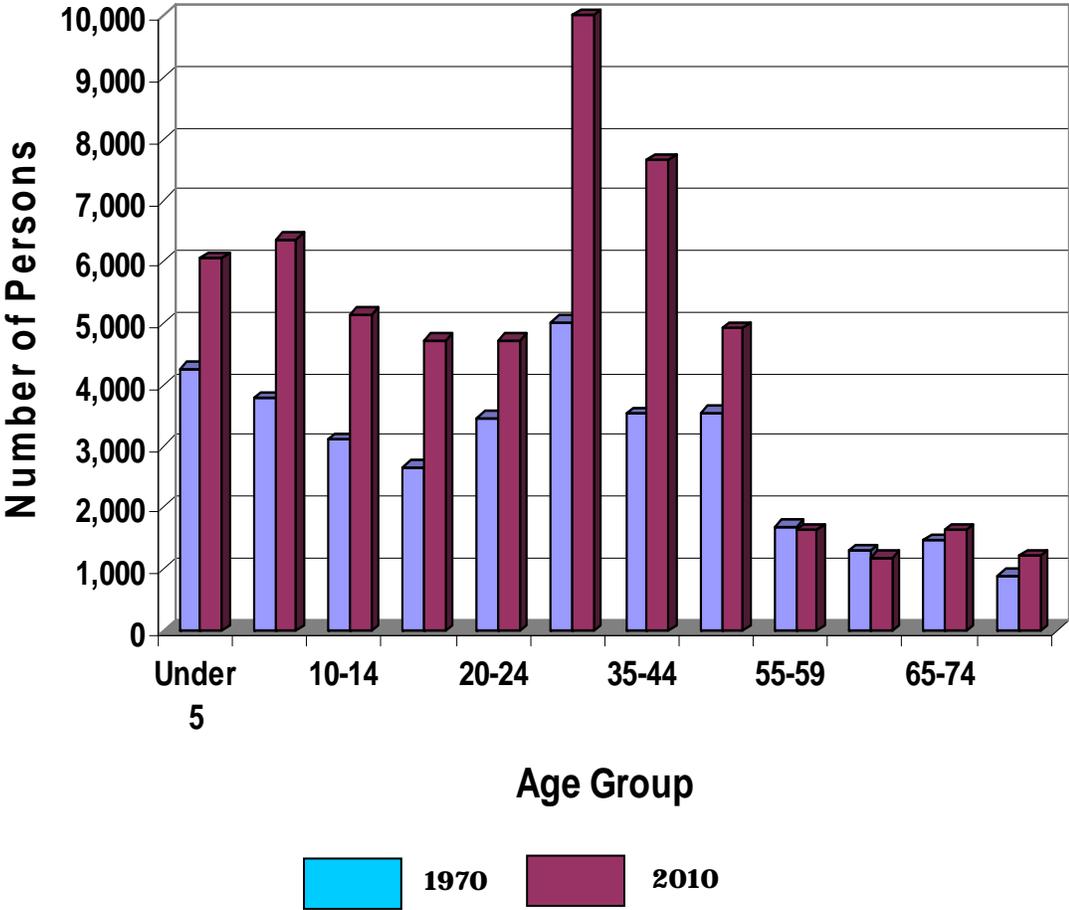


EXHIBIT 4
AGE CHARACTERISTICS OF CITY’S RESIDENTS
 Source: U. S. Census, 1970 and 2000

Census data in Table 5 depicts the age statistics into more specific age groupings. The number of younger children (under 5 years of age), school-aged children (5 to 19 years of age), young adults (20 to 34 years of age), and middle-aged adults (35 to 54 years of age) increased significantly between 1970 and 2010.

Table 5
Population Age Characteristics, 1970-2010

Age Category	1970	2010	Change	
			#	%
Preschool (under 5)	4,253	4,540	287	1.5%
School-aged (5-19)	9,549	15,679	6,130	31.5%
Young Adult (20-34)	8,491	12,056	3,565	18.3%
Middle-age (35-54)	7,071	14,890	7,819	40.2%
Seniors (55-64)	3,001	3,691	690	3.5%
Retired (65+)	2,369	3,340	971	5.0%
Total	34,734	54,196	19,462	36.0%

Source: U.S. Bureau of the Census. 1970 and 2010

2.2.3 RACE AND ETHNICITY

The City is racially and ethnically diverse, according to the 2010 Census. In 2010, just over one-third (33.2%) of the City's population was white, approximately 9.8% were African-American, and almost 3% were Asian. As indicated in Table 6, Hispanics accounted for 79.5% of the City's total population.

Table 6
Race and Ethnicity: 2010

Race/Ethnicity	Persons - #	Persons - %
White	17,996	33.2%
African-American	5,296	9.8%
Asian	1,385	2.6%
American Indian	379	0.7%
Other	27,389	50.5%
Hispanics	43,111	79.5%
Total	54,196	100.0%

Source: U. S. Bureau of the Census, 2010.

2.3 HOUSING UNIT CHARACTERISTICS

2.3.1 HOUSING UNIT TYPES

According to the most recent DOF estimates, there were 14,586 housing units in Paramount in 2008. Of this total, 6,628 units (46.1%) were classified as single-family detached units. Single-family *attached* units totaled 1,550, accounting for 10.2% of the total housing in the City. There were 934 units (6.2% of the City's total number) in structures containing between two to four housing units. Multiple-family structures containing five or more units totaled 4,487 units, or 29.6%. Finally, mobile homes, consisting of 1,196 units, accounted for 7.9% of the City's total housing. In 2008, single-family *detached* units accounted for 46.1% of the total number of units in the City while residential units that were part of a larger multiple-family development accounted for 29.6% of the City's total housing stock. As indicated previously, approximately 7.9% of the City's housing consists of mobile homes. Approximately 2.7% of the mobile homes within Los Angeles County are located in Paramount. Table 7 and Exhibit 5 summarize the most recent housing estimates provided by the DOF.

Table 7
Type of Housing Stock in Paramount-2013

Housing Unit Type	Units	
	No.	%
Single-Family Detached	6,628	45.4
Single-Family Attached	1,704	11.7
2-4 Units	893	6.1
5+ Units	4,228	28.9
Mobile Homes	1,133	7.8
Total	14,586	99.9%

Source: California Dept. of Finance, 2013.

Table 8 indicates the trends in residential development within the City that have occurred over the past forty years. The U. S. Census statistics are shown for 1970 while Department of Finance estimates were used for 2013.

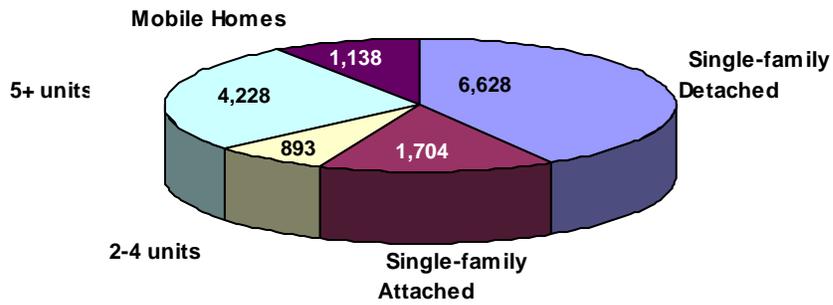
Table 8
Unit Types in Paramount (1970-2010¹)

Year	Unit Type		
	Single-family	2-4 Units	5+ Units
1970 ²	9,085 ¹	993	1,519
1990 ²	9,039 ¹	947	3,740
2010 ³	9,753 ¹	934	4,487
Change #	714 ¹	-13	747
Change %	7.3%	-1.4%	16.6%

1. Includes single-family, attached and detached units and mobile homes.

Source, U. S. Bureau of the Census

Housing Unit Characteristics - 2010



Housing Unit Trends – 1970 2010

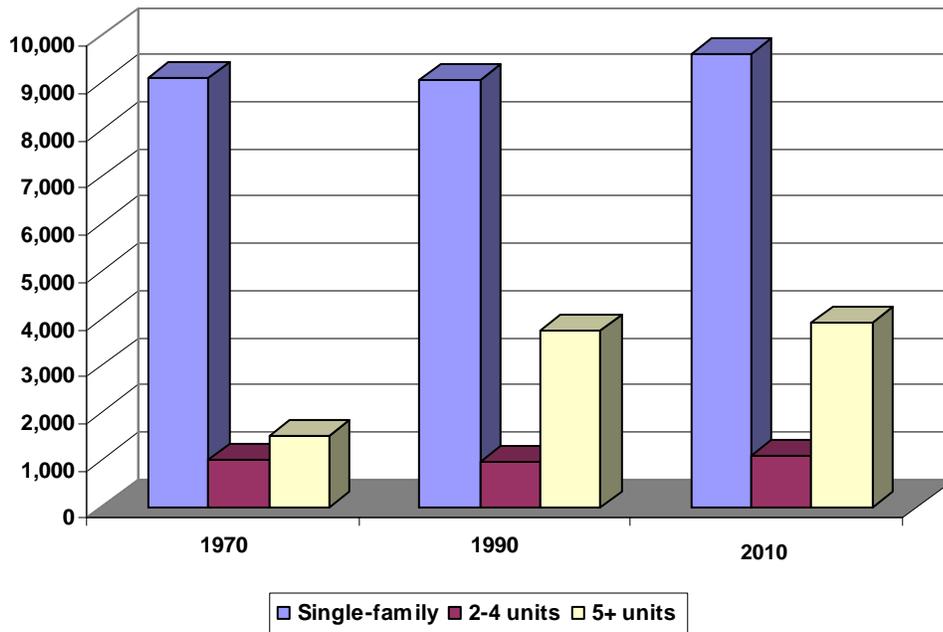


EXHIBIT 5 HOUSING UNIT CHARACTERISTICS

Source: U. S. Census, 1970 and 2000; Dept. of Finance 2008

Examination of the statistics summarized in Table 7 and Table 8 reveal that the City’s housing stock remains predominantly single-family (when considering both single-family *detached* and single-family *attached* units together), though there has been a significant increase in the number of multiple-family housing units. In 1970, 13.1% of the housing units in Paramount were classified as multiple-family within structures containing more than 5 units. In 2013, approximately 29.5% of the housing units in the City were classified as multiple-family within structures containing more than 5 units. Pursuant to State law, manufactured housing is permitted in R-1 zones. The standards applied to such housing are the same as those governing conventional “stick built” housing. There are an estimated 1,196 mobile homes in the City of Paramount.

2.3.2 HOUSING TENURE

According to statistics derived from the U. S. Census, 45.2% of the housing units in the City were owner-occupied in 2010, compared to 47.8% for the County as a whole. The percentage of owner-occupied units in the City has increased slightly since 1970, when approximately 44.6% of the housing units were classified as owner-occupied. The 2010 Census also indicated that 54.8% of the occupied housing units in the City were rental units. This is a modest decrease of slightly less than 0.6% over the 1970 figures. In general, housing tenure characteristics in Paramount have changed very little over the past four decades compared to other cities in the region. Table 9 compares the housing tenure data for the City for 1970 with comparable information derived from the 2010 Census.

**Table 9
Housing Tenure in the City: 1970 –2010**

Housing Tenure	1970		2010	
	Units	Units - %	Units - #	Units
Owner	4,972	44.6%	6,430	45.2%
Renter	6,173	55.4%	7,810	54.8%
Total	11,145	100.0%	14,240	100.0%

Source: U. S. Bureau of the Census, 1970 - 2010

According to the most recent ACS data for the year 2012, there were a total of 857 units in the City that were vacant. This figure accounted for approximately 5.9% of the total number of units in Paramount. Of this total figure, 494 units were vacant rental units and 261 units were units that were privately owned that were for sale or otherwise vacant. The remaining 102 vacant units were new units that were yet to be sold (and occupied). According to the most recent DOF estimates, there were 686 vacant units in the City as of January 2013 with a vacancy rate of 4.7%.

2.3.3 HOUSING CONDITION

Table 10 depicts 2010 U. S. Census statistics indicating the age of the housing units within Los Angeles County, which are compared to comparable data for the City. As indicated in Table 10, slightly more than half of the housing units in the City were constructed during the 1950s. Slightly more than 38.2% of the housing units in the City were constructed prior to 1960, compared with 51% for the County as a whole.

Table 10
Age of Housing Stock in 2010

Year Unit Constructed	Units - #	Units - %
2000 or later	373	2.5%
1990	1,825	12.0%
1980-89	2,685	17.7%
1970-79	1,885	12.4%
1960-69	2,494	16.4%
1950-59	3,346	22.1%
1940-49	1,719	11.3%
-1939	847	5.6%
Total	15,174	100.0%

Source: U.S. Bureau of the Census, 2010.

According to the City's last five year Housing Assistance Plan, there were approximately 2,899 units that were classified as substandard. This report defined substandard housing units as those that do not meet all the current building code requirements. Of these substandard units, 1,807 were owner-occupied units and 1,092 were renter-occupied units. Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50% of the projected market value of the housing after rehabilitation. The aforementioned Consolidated Plan also estimated that of the 2,899 substandard units, 452 owner units and 273 rental units are severely dilapidated and in need of replacement. The U.S. Census also includes other measures that could be used to assess housing condition. These measures include the number of units lacking utilities, indoor plumbing, or kitchens. According to the 2010 Census, 1,029 units (7.2% of the Citywide total) contained no provisions for indoor heating. In addition, 220 units (1.5%) lacked complete plumbing facilities. Finally, 91 units (0.6%) lacked kitchen facilities. Lower-income households occupy approximately one-third of the substandard owner units and two-thirds of the substandard rental units.

2.4 SOCIOECONOMIC FACTORS

2.4.1 HOUSEHOLD INCOME

In 2010, the City's median income was \$42,831. According to the 2010 Census, there were 2,209 families in the City that had an annual income that was below the poverty level. This figure represented 19.5% of the total families in Paramount. Of the total households in the City, 14,240 households received some form of public assistance income. The Los Angeles County Median household income was \$64,800 in 2012 according to the most recent U. S. Census. Assuming the 30% figure for the median County income, an extremely low-income household would have an annual income of \$19,440. Table 11 summarizes the annual household income statistics for the City based on the 2010 Census statistics.

Table 11
Household Income in 2010

Income Category	No. of Households	% of Total In the City
Less than \$10,000	867	6.1%
\$10,000 to \$14,999	818	5.7%
\$15,000 to \$24,999	2,109	14.8%
\$25,000 to \$34,999	1,950	13.7%
\$35,000 to \$49,999	2,470	17.3%
\$50,000 to \$74,999	2,846	20.0%
\$75,000 to \$99,999	1,617	11.4%
\$100,000 to \$149,999	1,256	8.8%
\$150,000 to \$199,999	234	1.6%
\$200,000 or more	73	0.5%

Source: U. S. Census 2010

2.4.2 HOUSING COSTS AND AFFORDABILITY

Table 12, HUD's fair market rent data shows that rents for two, three, and four-bedroom units significantly increased and then declined in the mid-1990s. The HUD-formulated fair market rent schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the fair market rents for each Standard Metropolitan Statistical Area (SMSA). As indicated in Table 12, market rents in the City have more than doubled since 1990.

Table 12
HUD Fair Market Rents, Los Angeles-Long Beach SMSA

Year	1 Bedrm	2 Bedrm	3 Bedrm	4 Bedrm
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816

Table 12
HUD Fair Market Rents, Los Angeles-Long Beach SMSA (continued)

Year	1 Bedrm	2 Bedrm	3 Bedrm	4 Bedrm
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2009	\$1,090	\$1,361	\$1,828	\$2,199
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140

Source: U.S. HUD, 1990 to 2013.

According to Zillow.com (January, 2014), there were 122 homes listed for sale in January in the City of Paramount. The asking price for the conventional “stick built” homes ranged from \$220,000 to \$783,000 with the average price being \$407,200. Zillow.com was also consulted to identify the asking rents for the same period. The asking monthly rentals for single-family homes ranged from \$1,300 to \$1,900 with the average monthly rental being \$1,600. Finally, the asking monthly rentals for conventional apartments ranged from \$1,100 to \$1,600 with the average rent being \$1,292.

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low-income*. Extremely low-income households are those households that have annual incomes that are 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.25 per hour as of January 1, 2013). The annual wage figure cited previously assumes full-time employment. Table 13 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 13 indicate the income limits for various household sizes (between one person households up to 8 person households).

Table 13
Household Lower Income Limits (in dollars)

Household Size	2000 Census Data			2012 (HUD MFI) in dollars		
	30% of Median	Very Low	Low	30% of Median	Very Low	Low
1	10,950	18,250	29,200	17,750	29,550	47,250
2	12,500	20,850	33,350	20,250	33,750	54,000
3	14,050	23,450	37,500	22,800	37,950	60,750
4	15,650	26,050	41,700	25,300	42,150	67,450
5	16,900	28,150	45,000	27,350	45,550	72,850
6	18,150	30,200	48,350	29,350	48,900	78,250
7	19,400	32,300	51,700	31,400	52,300	83,650
8	20,650	34,400	55,000	33,400	55,650	89,050

Source: U. S. Dept. of Housing and Urban Development.

According to the HUD, households that pay in excess of 30% of their monthly income for housing (either a mortgage or a rent/lease) may be overpaying. Table 14 indicates the number of owner-occupied and renter-occupied households that are overpaying for housing.

**Table 14
Overpayment for Housing -2000**

Percent of Overpayment	Owner-Occupied	Rental Units	Total
10%-14%	129	420	549
15%-19%	296	74	370
20%-24%	568	71	639
25%-29%	518	35	553
30%-34%	410	42	452
35%-39%	366	7	373
40%-49%	333	11	344
50% or more	337	23	360
Total	2,957	683	3,640

Source: U. S. Bureau of the Census, 2000

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. Note, the 2010 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2010 Census.

The CHAS data concerning overpayment for housing in Paramount is summarized below in Table 15. The table indicates the overpayment for extremely low-income households (<30% of the County median), very low-income households (30% to 50% of the county median), low-income households (50% to 80% of the county median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

**Table 15
Overpayment For Housing in Paramount**

Total Households Characteristics	Number	% Total Households
Total occupied units (households)	14,520	100%
Total Renter households	7,970	55%
Total Owner households	6,550	45%
Total lower income (0-80% of HAMFI) households	10,445	71.9%
Lower income renters (0-80%)	6,505	44.8%
Lower income owners (0-80%)	3,940	27.1%
Extremely low income renters (0-30%)	2,690	
Extremely low income owners (0-30%)	730	
Lower income households paying more than 50%	4,220	29.1%

**Table 15
Overpayment For Housing in Paramount (continued)**

Total Households Characteristics	Number	% Total Households
Lower income renter HH severely overpaying	2,700	18.6%
Lower income owner HH severely overpaying	1,520	10.5%
Extremely Low Income (0-30%)	2,580	
ELI Renter HH severely overpaying	2,115	14.6%
ELI Owner HH severely overpaying	465	3.2%
Income between 30%-50%	1,270	
Income between 50% -80%	370	
Lower income households paying more than 30%	7,465	51.4%
Lower income renter HH overpaying	4,935	
Lower income owner HH overpaying	2,530	
Extremely Low Income (0-30%)	2,845	19.6%
Income between 30%-50%	2,855	
Income between 50% -80%	1,765	
Total Households Overpaying	8,274	
Total Renter Households Overpaying	4,990	
Total Owner Households Overpaying	3,284	
Lower income renter households paying in excess of 50% for housing (rent and utilities)		
Renter Households Characteristics	Number	% Total Households
Total renter-occupied units (renter households)	7,970	100%
Total lower income (0-80% of HAMFI) renter households	6,505	81.6%
Lower income renters paying more than 30% but less than 50%	2,235	28.0%
Extremely Low Income (0-30%)	245	
Income between 30%-50%	1,200	
Income between 50% -80%	790	
Lower income renters paying more than 50%	2,700	33.9%
Extremely Low Income (0-30%)	2,115	
Income between 30%-50%	520	
Income between 50% -80%	65	
Lower income renters paying more than 30%	4,935	61.9%
Extremely Low Income (0-30%)	2,360	
Income between 30%-50%	1,720	
Income between 50% -80%	855	
Lower income owner households paying in excess of 50% for housing		
Owner Households Characteristics	Number	% Total Households
Total owner- occupied units (owner households)	6,550	100%
Total lower income (0-80% of HAMFI) owner households	3,940	60.2%
Lower income owner households paying more than 30% but less than 50%	1,010	15.4%
Extremely Low Income (0-30%)	20	

Table 15
Overpayment For Housing in Paramount (continued)

Total Households Characteristics	Number	% Total Households
Income between 30%-50%	385	
Income between 50% -80%	605	
Lower income owner households paying more than 50%	1,520	23.2%
Extremely Low Income (0-30%)	465	
Income between 30%-50%	750	
Income between 50% -80%	305	
Lower income owner households paying more than 30%	2,530	38.6%
Extremely Low Income (0-30%)	485	
Income between 30%-50%	1,135	
Income between 50% -80%	910	

Source: CHAS Data Sets Table S10708 : <http://www.huduser.org/portal/datasets/cp.html>
Based ACS 2006-2010

2.4.3 EMPLOYMENT CHARACTERISTICS

In 2010, a total of 24,200 residents were included in the labor force according to the 2000 U. S. Census. According to the State of California Employment Development Department (EDD), the City's unemployment rate as of July 2013 was 15.8%, compared to the County's 10.8%. According to the EDD's labor statistics, the City's labor force during this period numbered 25,400 persons with 21,400 persons employed and 4,000 persons actively seeking employment. Table 16 summarizes employment characteristics for the City of Paramount derived from the 2010 Census.

Table 16
Employment in Paramount – 2010

Business Sector	Employment #	Employment %
Agriculture, forestry, fishing	48	0.2%
Construction	1,721	8.0%
Manufacturing	4,097	19.1%
Wholesale trade	951	4.4%
Retail trade	2,563	11.9%
Transportation and utilities	1,975	9.2%
Information	247	1.1%
Finance, insurance, real estate	964	4.5%
Professional	1,825	8.5%
Educational and social services	3,472	16.2%
Arts, entertainment, recreation	1,844	8.6%
Other services	1,173	5.5%
Public administration	603	2.8%
Total	21,483	

Source: U.S. Census, 2010.

2.5 SPECIAL HOUSING NEEDS GROUPS

Local housing elements must include an analysis of special housing needs. Special needs refer to those households that contain the elderly, handicapped, large families, and overcrowded households.

2.5.1 ELDERLY AND HANDICAPPED

The most recent 2000 Census indicated that 1,066 senior households lived in owner-occupied units compared to 444 seniors living in rental units. Senior households living in rental units accounted for 5.6% of the total rental households in the City. Owner-occupied housing units occupied by seniors accounted for 17.8% of the total occupied units in the City. The lack of such housing is even more pronounced when it comes to market-rate rental units. The real constraints are associated with the housing for families and working-aged adults. Construction is almost complete for a 35-unit senior housing development was recently constructed and includes 9 low-income units. Minor finishing work remains to be completed.

According to the 2010 American Community Survey (ACS), there were 3,947 residents in the City that had a disability (this figure represents approximately 7.3% of the City's total population). Of this total, 376 persons with a disability were under 18 years of age. Working aged persons (18 years to 64 years in age) with a disability totaled 2,183 persons. Finally, seniors (65 years or older) with a disability totaled 1,316. Of the total number of persons identified in the 2010 Census (American Community Survey) as having a disability, 1,246 persons had a cognitive disability, 2,065 persons have an ambulatory disability, and 848 persons had a self-care disability (it should be noted that some disabled persons may have two or more of the classified disabilities). In addition, 1,246 persons living in the City had a disability that limited independent living. Not surprisingly, the great majority of those persons with a disability are seniors. With an aging population, this number is likely to increase in the coming years.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than 2 million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for interns, residents, and fellows. The department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms and a state-of-the art burn center.

The City of Paramount is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- *Adult Day Program.* The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These services assist in the development of skills related to interaction so that the disabled individual may make their

needs known, and to enable them to respond to instructions. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment and self-care.

- *Sheltered Workshops.* Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- *Behavior Management Day Programs.* These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- *Residential Placement.* Residential Direct Support Professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also Intermediate Care Facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.
- *Supported Living.* Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.
- *Independent Living Training.* Independent living services is a 6-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation

The City of Paramount requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- *Procedures for Ensuring Reasonable Accommodations.* The City does not have any Zoning Ordinance provisions that are specific to housing for disabled persons. Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- *Efforts to Remove Regulatory Constraints for Persons with Disabilities.* The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer

residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.

- ***Retrofitting Requirements.*** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- ***Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.*** The City implements and enforces Chapter 11 of the 2013 California Building Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element also includes a new program (refer to Section 3.6.23) that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

2.5.2 LARGE FAMILIES

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. In 1990, the number of large family households grew to 4,855 households, an increase of 30% over the 1970 figures. According to the 2000 Census, a total of 2,114 large family households lived in owner-occupied units. The same Census figures also indicated that 2,913 large family households lived in rental units.

2.5.3 OVERCROWDED HOUSEHOLDS

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be *overcrowded* if the numbers of persons residing in the unit exceed 1.01 persons per room. A household is *severely overcrowded* if the numbers of persons residing in the unit exceed 1.51 persons per room. Of the 14,240 occupied housing units identified in the 2010 Census, 2,012 units were identified as being overcrowded (14.1% of the City's total number of occupied units) and 1,433 units (10.0% of the total occupied units in the City) were identified as being severely overcrowded. Table 17 provides a breakdown of potential overcrowding by housing tenure according to the most recent Census data.

Table 17
Overcrowded Units in Paramount 2010

Persons/Room	Renters	Owner	Total
1.00 or less	5,915	4,880	10,795
1.01 to 1.50	1,102	910	2,012
1.51 or more	785	648	1,433

Source: U.S. Bureau of the Census, 2010.

2.5.4 FEMALE HEAD OF HOUSEHOLDS

Based on census data, families with female heads-of-households increased from 1,200 (8.4%) in 1970 to 1,729 (11.2%) in 1980, and 2,494 (19%) in 1990; this trend is consistent with the national trend. During this period, families with female heads-of-households and children aged 0-18 years of age increased, then decreased; from 8.3% in 1970 to 14.8% in 1980, and then to 8.55% in 1990. In 2000, there were 3,030 female-headed households, representing 21.7% of the total number of households in the City. According to the most recent 2010 Census, there were 2,880 female-headed households (20.2% of the total households in the City). This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households.

2.5.5 PERSONS IN NEED OF EMERGENCY SHELTER

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter only and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. While the region has experienced a dramatic economic rebound, those conditions that typically contribute to homelessness have not significantly changed. As a result, homelessness within the larger Southern California region continues to be a problem. Data provided by the Shelter Partnership estimated that there were 236,400 homeless persons in Los Angeles County over the course of a year. On any given night in Los Angeles County, there are more than 84,000 homeless persons. Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.
- Minors who have run away from home;

- Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) who are escaping domestic violence.

The primary agency that deals with the issue of homelessness in Paramount is the Los Angeles County Sheriff's Department that serves Paramount. The Sheriff's Department reported that truly homeless persons are not generally observed in Paramount. Additionally, the City's Community Services Department has not received any complaints regarding persons sleeping or living in any of the City's parks. Finally, the City of Paramount Public Works Department has not received any complaints regarding persons sleeping or living on the streets.

The Sheriff's Department acts as a referral resource to shelters in the area and sometimes transports those persons who cannot reference a permanent address to sub-regional facilities. These shelter facilities include: the Long Beach Rescue Mission, Long Beach Salvation Army, Bell Salvation Army, Catholic Charities/Homeless Programs, Mental Health Association/Los Angeles County, and East Rancho Dominguez Community Services. The Salvation Army operates a shelter located at 1370 Alamitos Avenue in the City of Long Beach. The operators of this shelter report that providing temporary shelter to the homeless is the shelter's primary function. This Salvation Army shelter provides services to an average of 73 people per day. Of this number, approximately 10% are homeless. The Bell Shelter, located in the City of Bell, provides transitional housing for women with dependent children. The focus of the shelter's services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living. The shelter has a 24-bed capacity.

A Citywide housing condition survey was conducted during the summer months (June and July) of 2008. This survey involved a windshield survey of every street in the City. During this survey, the location and extent of homeless persons were noted. Several individuals were identified near an abandoned railroad easement and other individuals were identified either traveling along one of the City's arterials or resting in one of the City's parks. The surveys identified between seven and ten homeless individuals on each day the survey was conducted. The most recent and comprehensive homeless survey was completed in 2009 as part of the Los Angeles Homeless Service Authority (LAHSA) homeless census. Due to the large size of Los Angeles County, it was necessary to conduct the enumeration over a period of three days. Statistical methods were used to forecast the balance of the County's homeless population. The survey considered the following:

- Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;
- Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and,
- A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails was completed.

A general population survey of 1,000 randomly selected households throughout Los Angeles County was also implemented in an effort to discover homeless persons who would not have been identified by the

above methods (otherwise known as the "hidden homeless"). These people were classified as unsheltered due to the fact that they do not utilize emergency shelter or transitional housing facilities for their night-time accommodations. The City was included in south Los Angeles County (SPA 6). The survey identified 6,357 unsheltered homeless persons and 2,157 sheltered persons. Citywide field surveys were conducted to assess housing condition. During these surveys, between 6 and 8 homeless individuals were observed. To address the local homeless problem, the City is cooperating with the Los Angeles Homeless Services Authority (LAHSA) in addition to providing financial support to local service. The following shelters provide emergency housing services to the City.

- *Women's & Children's Crisis Shelter* (Whittier. Homeless victims of domestic violence) - 32 Beds.
- *Salvation Army* (Homeless men-overnight shelter) - 15 Beds.
- *Rio Hondo Temporary Home*, Norwalk (Overnight shelter and transportation for families) - 110 Beds.
- *Catholic Rainbow Outreach*, Whittier (Drug recovery program for men) - 13 Beds.
- *Los Angeles Women Mission*, Los Angeles (full service shelter for women) - 4 Beds.
- *County of Los Angeles, Winter Shelter Program* (Provides emergency shelter from the cold from December through March) - 2,000 additional emergency shelter beds.
- *People Helping People*. 5701 S. San Pedro Street, Los Angeles (Emergency shelter, meals, access to showers and toilets. Referrals to more comprehensive programs) - Year-round shelter with 110 Beds and 150 Beds during the winter.
- *Henderson Community Center*. 911 E. 25th Street, Los Angeles (Transitional shelter for women. Full service including clothing, case management and housing assistance).
- *Acacia House of Peace & Joy*, confidential site in Lynwood (Emergency shelter for domestic violence victims. Provides housing, meals and support) - 28 Beds.
- *Centers for Women and Children*, confidential site in Los Angeles (Transitional housing for homeless domestic violence victims. 30 day stay) - 120 Beds.
- *Faithful Services Outreach*. 1412/1414 W. 37th Drive, Los Angeles, (Emergency housing and services for women, children and pregnant women). No more than 4 children and mothers must be 18 - 10 beds for 30 days. Limit of 2 children between the ages of 6 months and 9 years.
- *First to Serve, Inc.* 1017 W. 50th Street, Los Angeles (Transitional housing and services for homeless men dually diagnosed (HIV/AIDS, substance abuse and/or mental health) - 14 men for 2-year periods.
- *The Shields for Families, Inc.* 1415 E. Alondra Boulevard, Compton (Transitional apartment-style housing and support for homeless families suffering from substance abuse) - Keith Village Apartments – 86 units, Naomi Village Apartments – 20 units.

- *Palms Residential Care Facility.* 8480 S. Figueroa Street, Los Angeles (Transitional housing for homeless persons with multiple diagnoses HIV/AIDS, mental illness and/or substance abuse) - 37 Beds.
- *Casa de Rosas, Inc.* 2600 S. Hoover Street, Los Angeles (Emergency housing, meals and support services. Target population is single women) - 30 Beds.
- *Testimonial Community Love Center.* 5721 S. Western Avenue, Los Angeles (Emergency housing for women and children. Meals, support services and life skills training) - 40 Beds.
- *A Community of Friends.* 9130 S. Figueroa Street, Los Angeles (Permanent housing for homeless persons suffering from chronic mental illness) - Figueroa Court Apartments - 39 units.
- *Dept. of Children and Family Services.* 1525 W. 105th Street, Los Angeles (Transitional Housing Program for Homeless Young People. Services for 18-21 year-olds emancipated from the foster care system) - 250 Beds.
- *Watts Labor Community Action.* 8501 S. San Pedro Street, Los Angeles (Emergency shelter for women with children. Provides meals, support services, child care, and job training. Referrals to transitional and permanent housing) - 40 Beds.

In an effort to coordinate the available service programs with the needs of the community, the City has assisted in the establishment of the Rio Hondo Area Homeless Coalition. This organization deals with the problems of homelessness, supportive housing, health care, and the effects of homelessness and near homelessness on families and individuals. The group meets on a monthly basis to educate each other as to the services that are available in the area for more effective referrals and to work out ways to provide those services to the Rio Hondo area residents who need them. The Housing Plan (refer herein to Section 3) includes a local program that is designed to address local emergency housing needs. This new program indicates an area of the City where emergency shelters will be permitted by right. The Zoning Ordinance and map will be amended so that emergency shelters will become a permitted use in the designated areas.

2.6 SUBSIDIZED HOUSING UNITS AT RISK OF CONVERSION

The State law regarding the scope and content of housing elements was amended in the early 1990s to include the identification of subsidized housing units that may be at risk of conversion to market rate units. According to data provided by HCD, there is one assisted housing development that is currently at risk of conversion. The Century Place Apartments, located at 13801 Paramount Boulevard, consists of 306 units of which 62 units are low income units. The development contract expired in 2005 and was not renewed. If the current nonprofit organization managing the 62 units at risk is no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long-term. This may be difficult since the 62 units are included in a larger market-rate multiple-family apartment. A list of qualified agencies that have indicated interest in purchasing projects that are at-risk of converting to market rate is attached as Appendix B. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations;

- Providing rental assistance to renters through other funding sources;
- Purchase affordability covenants; and,
- Refinance mortgage revenue bonds.

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes. In case nonprofit developers cannot maintain or operate existing affordable housing units, the City will contact potential nonprofit purchasers and investigate other methods to preserve affordability of those units.

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. The total annual subsidy to maintain the 62 at-risk units for very low-income households is estimated to be approximately \$422,964 assuming a per unit subsidy of \$6,822. The per unit rent subsidy is calculated based on the affordable annual cost (30% of 50% AMI) less the fair market rents and utilities associated with each unit size.

To replace any loss in the affordable housing stock, the City will encourage private developers to construct new affordable housing developments. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$200,000 for a multi-family rental unit, the cost of replacing all 62 affordable at-risk units would be approximately \$12,400,000.

2.7 CONSTRAINTS TO HOUSING DEVELOPMENT

There are many factors that may affect the type, timing, and cost of new housing construction. The State of California Government Code that dictates the scope and content of housing elements require the elements to consider those variables that may constrain the development of new housing. These “constraints” considered in this Housing Element include the following:

- *Governmental Constraints* refer to those actions undertaken by the government that may restrict or otherwise impede the development of new housing, especially affordable housing;
- *Land Use Controls* refer to General Plan and Zoning regulations that may be considered exclusionary;
- *Environmental Constraints* refer to those environmental factors, such as limited available land, infrastructure, or hazards, that may affect the construction of new housing; and,
- *Market Constraints* refers to economic factors (land values, construction costs, interest rates, etc.).

2.7.1 GOVERNMENTAL CONSTRAINTS PROCESSING FEES

Local governments may unintentionally influence the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements, and taxes and insurance. The aforementioned fees are summarized below in Table 18.

Table 18
Current Discretionary Fees

Description	Fee
Conditional Use Permit	\$575.00
Conditional Use Permit Modification	\$575.00
Variance	\$575.00
Tentative Tract/Parcel Map	\$175.00
Lot Line Adjustment	Cost
Zone Change	\$875.00
General Plan Amendment	\$875.00
Zoning Regulation Amendment	\$875.00
Initial Study/Negative Declaration	Cost
Environmental Impact Report	Cost
Appeal Planning Commission Action	1/2 of original filing fee
Appeal Design Review Board	\$232.50
Certificate of Compliance	\$426.00

Source: City of Paramount, 2013.

The City of Paramount Department of Community Development is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes, including electrical, plumbing or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. The building permit also serves as the permanent record of all improvements done to a particular structure. Building permits are required to do any new work including mostly repair work.

Table 19 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 19 are applicable to both single-family and multiple-family development. The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$5,470 per unit. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for less than 3% of a residential unit costing \$225,000.

**Table 19
Typical Planning and Processing Fees**

Fee	Description
Building Permit	Based on valuation.
Plan Check Fee	85% of permit fee.
Electrical Permit	\$2.04/outlet or fixture+ \$19.63 issuance fee
Plumbing Permit	\$17.07/fixture+\$19..63 Issuance Fee
Mechanical Permit	Per item fixture count + \$19.63 issuance Fee
Grading Permit	Based on Cubic Yards
Sewer/Septic Permit	\$47.79/connection + \$19.63 issuance Fee
School District	2.97/sq. ft.

Source: City of Paramount, 2013.

Table 20 compares the fees charged by Paramount with those of South Gate, Downey, and Long Beach. As indicated in the table, the fees charged by the City are well below those of the neighboring communities surveyed. The processing fees are well under one percent of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$5,470 per unit. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connections, and one thousand square feet of floor area. The permit fees account for less than 3% of a residential units costing \$225,000.

**Table 20
Comparison of City’s Permit Fees with that of the Surrounding Cities**

Permit	Paramount	Long Beach	South Gate	Downey
Conditional Use Permit	\$575	\$3,337	\$2,300	\$325-\$1,000
CUP Modification	\$575	\$3,377	--	--
Variance	\$575	\$1,847	\$2,900	\$325-\$1,000
Tentative Tract Parcel Map	\$175	\$5,401	\$2,100	\$3,000
Lot Line Adjustment	Cost	\$1,074	--	\$500
Zone Change	\$875	\$2,994	\$4,700	\$2,500
General Plan Amendment	\$875	\$3,075	\$4,700	\$2,500
Zoning Regulation Amendment	\$875	\$4,990	\$11,100	\$2,500

Source: City of Paramount 2013.

At the present time, the development fees for single-family development are relatively low with the costs for site plan review being under \$1,000. The cost would be higher in the event a zone variance, zone change, or general plan amendment is required. Assuming a total development cost of a single-family unit of \$100,000 per unit, the typical processing fees would account for approximately one percent of the total development cost.

2.7.2 OFF-SITE IMPROVEMENTS

For a typical single-family home, there are no off-site fees related to the construction of new infrastructure, park fees (Quimby Ordinance), or Mello-Roos fees. The street system and supporting infrastructure has been installed as part of the area's historic development. The City of Paramount maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. Future single-family development will most likely be authorized as a PRD with private access. The width of the access will depend on the length of the proposed street, whether or not it has through access, and whether it is intended to accommodate on-street parking. There are no established standards for private streets other than that they must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs. However, the City is primarily built out and it is unlikely that new public streets will be created by future housing development.

The City's requirements for off-site improvements related to multiple-family developments are not overly or unnecessarily restrictive. The density, setback and other standards regulating development within the City are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. Furthermore, the use of Area Plans promote innovative planning and design that translates into lower housing costs. Through the use of specific (area) plans, the City has facilitated the development of more affordable housing by providing relief from parking, density, setback, and other development standards. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks, not only to result in lower costs, but also in a more pleasing appearance for the subdivision. Developments must also provide connection to water and wastewater systems. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways.

2.7.3 PROCESSING TIMES AND BUILDING CODES

Permit fees and approval time frames do not pose a constraint to the development of housing in Paramount. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City's work load. Building codes are applied to all new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to requests and complaints.

The City of Paramount has adopted the 2013 California Building Code (CBC) with Los Angeles County Amendments, which establishes the minimum standards for new construction. Under State law, the City may impose more stringent standards though it cannot adopt any that are less stringent than those included in the CBC. No standards have been adopted above the minimum standards of the CBC. There are no extraordinary regulations applied by the City that would hinder future housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes

and general plan amendments are first heard by the Planning Commission and then the City Council. For the majority of these cases, the City Council will review the item and render a decision within 90 days of application submittal. The Development Review Board (DRB) approval process generally requires 30 to 60 days. The DRB ensures that a project complies with applicable zoning standards, and is generally the only body necessary for approval for a residential project. All residential development, except for single-family homes, must receive approval from the DRB prior to the issuance of a building permit. Proposed single-family residential projects are reviewed administratively, and generally require 15 to 30 days to receive approval.

As indicated previously, the City has adopted the 2013 California Building Code. This code is considered to be the minimum necessary to protect public health, safety and welfare. No amendments have been made that diminish the ability of new housing to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. Exceptions or methods of alternative compliance to the requirements to the California Building Code are contained in the code. The City has no local ability to waive the provisions of the State building codes. However, a mechanism within the building code allows for an appeals process to challenge interpretations of the building code requirements. Code enforcement is done on a complaint basis.

2.7.4 LAND USE CONTROLS

The City of Paramount Zoning Ordinance also provides for a variety of housing types. The City's zoning code does not impose constraints on the development of housing units but rather enforces general standards common in other surrounding cities. Other land use controls pertain to second units, manufactured housing, and mobile home parks. Manufactured housing units are permitted in all residential zones as long as the unit is anchored to a permanent foundation. Land use and development within the City of Paramount is governed by the general plan. The general plan indicates the location and extent of permitted land uses and development within the City. The general plan provides for the following residential land use designations:

- *Single-Family Residential (SF)*. This designation is intended to provide for the establishment and preservation of quality single-family neighborhoods containing the lowest densities in the City. The maximum density for this land use designation is eight dwelling units per acre. For infill development, planned unit development on smaller residential lots (approximately 4,000 square feet net), including zero lot line development, may be permitted.
- *Multiple-Family Residential (MF)*. The multiple-family designation provides for a wide variety of residential opportunities ranging up to 22 dwelling units per acre. Further delineation of more detailed density ranges is achieved either through conventional zoning, special housing opportunity area designations, planned development with performance standard zoning, or policy/regulatory specific plans.
- *Commercial*. The General Plan was recently amended to permit mixed-use development with the approval of a conditional use permit. The maximum development density for mixed use development is currently 22 units per acre.

Table 21 itemizes the land area devoted to the various land use designations that comprise the City of Paramount General Plan.

**Table 21
City of Paramount General Plan Land Use Designations**

Land Use Designation	Description	Area (in acres)	% of Total
Single-Family Residential	Single-family residential	694.5	24.8%
Multiple-Family Residential	Single-family & multiple-family	797.7	28.5%
Commercial	Retail and office	221.6	7.9%
Industrial	Manufacturing	584.5	20.9%
Business Park	Light industrial and Business Park	60.0	2.1%
Public/Quasi Public	Public, civic, and institutional uses	438.6	15.7%
Total		2,796.9	100.0%

Source: City of Paramount General Plan

One of the more significant constraints to the development of substantial numbers of new housing units is related to the availability of land to accommodate such development. As indicated in the previous sections, the City has been fully developed for a number of years. Of the total land area available for development, 1,492.2 acres, or 53.3%, are designated for residential development. It should be noted that the amount of land area designated for multiple-family development (797.7 acres) exceeds the total land area designated for single-family development (694.5-acres). Some parcels within the City are not developed to the maximum intensity theoretically possible under the applicable General Plan designation.

For example, approximately 28.4% of the City’s total land area is designated for multiple-family residential. However not all properties are developed to the maximum extent possible. Table 22 indicates the residential development theoretically possible if all of the parcels designated for residential land uses were developed to the maximum intensities permitted under the General Plan. As indicated in Table 22, a total of 23,237 units are theoretically possible if all of the parcels designated for residential development are ultimately developed to the maximum density permitted under the General Plan. This represents 8,063 units over the existing number of 15,174 units. These statistics indicate the City’s adopted land use policy is non-exclusionary.

**Table 22
Residential Development Possible Under General Plan**

Land Use Designation	Permitted Intensity	Area (in acres)	No. of Units Possible
Single-Family	8 units/acre	669.70	5,357
Multiple-Family	22 units/acre	804.99	17,709
Special	22 units/acre	7.81	171
Total		1,482	23,237

Source: City of Paramount General Plan.

As indicated in a section that follows, the City’s current (5th Cycle) 2014-2021 Regional Housing Needs Allocation (RHNA) is 103 housing units. In addition, there is an unmet need of 961 units from the 2008-2014 (4th Cycle) planning period. The total combined unmet need for the 4th Cycle and 5th Cycle is 1,061

units. In other words, the RHNA calls for these 1,064 additional units to be provided during the 2014-2021 planning period. The remaining residential development capacity of 8,719 units could easily accommodate the 1,064 units. This capacity does not include the potential units that could be included in mixed use projects in the City’s C-3 (General Commercial) zones.

2.7.5 DEVELOPMENT STANDARDS IN THE ZONING ORDINANCE

The Paramount Zoning Code contains three residential zone districts. These districts include the following:

- *R-1 (Single-family Residential)* – This zone district refers to detached single-family development. This zone district corresponds to the Low-Density Residential General Plan land use designation.
- *R-2 (Medium-Density Residential)* – This zone district also refers to detached single-family development and lower density multiple-family residential development. This zone district also corresponds to the Low Density Residential General Plan land use designation.
- *R-M (Multiple-family Residential)* – This zone district refers to multiple-family residential development. This zone district corresponds to the Multiple-family Residential land use designation included in the General Plan.

Table 23 summarizes the development standards for the residential zones, including permitted uses, lot sizes, setback requirements, and other standards. The City of Paramount Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each of the residential zone districts. *Permitted Uses* refer to those uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed to the City Council. Projects appealed to the City Council get priority scheduling and fees for the appeal do not exceed \$288. Typical findings of a CUP include that the project is consistent with the general plan; the use is compatible with surrounding uses, addresses basic public health and safety, and general welfare concerns.

**Table 23
Zone Districts in the City of Paramount**

Zone District	Permitted Uses	Min Lot Size	Setback	Height	Parking
R-1 Single-family	Single-family	5,000 sq. ft.	Front-20 ft. Side – 5 ft. Rear – 15 ft.	Max. Height – 25- feet	2 garage stalls/unit
R-2 Medium Density Residential	Single-family and Multiple-family	7,500 sq. ft.	Front-20 ft. Side – 5 ft. Rear – 10 ft.	Max. Height – 25- feet	2 stalls /unit + 1 guest stall
R-M Multiple-family Residential	Single-family and Multiple-family	10,000 sq. ft.	Front-15 ft. Side – 5 ft. Rear – 10 ft.	Max. Height – 30- feet	2 stalls/unit + .5 guests

Source: City of Paramount Zoning Ordinance.

As indicated in Table 23, the City of Paramount Zoning Ordinance contains three zone districts (R-1, R-2, and R-M) that are specifically residential. The table also indicates the key development standards for each of the three residential zone districts. In addition to land use controls, local building codes also affect the cost of housing. The City has adopted the California Building Code which establishes minimum construction standards. The development standards are consistent with those used throughout California.

The City will implement a new program that will involve a review and revision of the Zoning Ordinance. As part of this Zoning Ordinance revision process, the City will examine certain development standards, such as the maximum height requirement for the R-M Zone (which is 30 feet), parking requirements, and other residential development standards to determine if a relaxation of these requirements is feasible as a means to reduce the cost of new multiple-family construction. The Zoning Ordinance revision will also include the development of a new overlay designation that will permit the implementation of the infill and mixed-use developments anticipated as part of the Housing Element’s implementation.

Table 24 describes the housing types by permitted uses. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector and could decrease the costs for the developer.

**Table 24
Housing Types Permitted Under the Zoning**

Use	Zone District		
	R-1	R-2	RM
Single-Family	P	P	P
2-4 DU	X	P	P
5+ DU	X	P	P
Residential Care <6	P	P	P
Residential Care >6	C	C	C
Emergency Shelter	Emergency shelters are not currently identified as a permitted use in any Zone District. New program has been added (refer to Section 3)		
Single-Room Occupancy	X	X	X
Manufactured Homes	P	P	P
Transitional and Supportive Housing	Transitional and supportive housing uses are not currently identified as a permitted use in any Zone District. New programs have been added (refer to Section 3)		
Second Units	P	P	P

P = Permitted **C** = Conditionally Permitted **X** = Prohibited

Specific zoning requirements for mixed use and SRO development will be identified as part of a future zoning ordinance revision. The processing requirements for supportive and transitional housing will correspond to those required for single-family units (assuming they are being proposed in the R-1 zones). Standards for SRO and mixed use developments will be identified in the commercial and multiple-family (R-M) zone districts. Pursuant to State law, *manufactured* housing is permitted by right in R-1 zones. The standards applied to such housing are the same as those governing conventional “stick built” housing. There are an estimated 1,372 manufactured (mobile) homes in the City of Paramount.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies such as public works for consistency with City ordinances and General Plan guidelines.

The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City makes full use of the CEQA Infill Housing Exemption. For a typical housing project, an initial pre-consultation meeting with the Community Development Department, public works, and the fire department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 25 outlines typical approval requirements for a single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

The City’s Development Review Board (DRB) reviews residential development within the R-2 and R-M zone districts. The DRB consists of members of the planning commission with the planning director and the chief building official being advisory members. The design review process is not applicable when any of the following conditions exist:

- When the requested building permit is for security purposes or is to correct a safety hazard threatening life or property, including fire damage, and when time is of the essence in making such remedial corrections.
- For interior modifications requiring building permits or for residential patio covers.
- Administrative approval of building additions shall be limited to additions of fifteen percent of the existing gross floor area of the building to which the addition is to be added.
- The right to waive such Development Review Board approvals is the responsibility of the Director of Community Development.

- Approvals from the Development Review Board is not required for attached additions to single-family dwellings which are located in the R-2 or R-M zones.

The DRB approval process generally requires 30 to 60 days. The DRB review process ensures that a project complies with the applicable zoning standards. The DRB is typically the only body necessary for the approval of a multiple-family development. Except for single-family homes, multiple-family residential developments must receive approval from the DRB prior to the issuance of a building permit. Single-family residential projects are reviewed administratively and generally require 15 to 30 days to receive approval. The DRB review process is essentially a component of the City’s site plan review process. When the proposal is discretionary, the architecture and site plan are among the elements the Planning Commission considers along with any requested discretionary approvals.

Depending on the complexity of the project, a single-family project is approved in 2 to 3 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the project is approved, the building department performs plan checks and issues building permits. In some instances the Chief Planning Official may approve *Minor Variances* where the deviation is less than 10% of the applicable standard. Throughout construction, the City will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 25 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

**Table 25
Permit Review Timelines in the City of Paramount**

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	2-3 weeks	City Staff
Minor Variance of Development	1-2 weeks	Chief Building Official
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
Zone Change	90-120 days	Planning Commission/City Council
General Plan Amendment	90-120 days	Planning Commission/City Council
Final Subdivision Map	6-8 months	Planning Commission/City Council
Tentative Subdivision Maps	60-90 days	Planning Commission/City Council
Parcel Maps	60-90 days	City Council
Negative Declaration	3-4 months	Planning Commission/City Council
Environmental Impact Report	6-8 months	Planning Commission/City Council

Source: City of Paramount, 2013.

Specific zoning requirements for mixed use and SRO development will be identified as part of a future zoning ordinance revision (refer to the discussion on the following page). The processing requirements for supportive and transitional housing will correspond to those required for single-family units (assuming they are being proposed in the single-family zone). SRO and mixed use developments will correspond with those indicated for the multiple-family developments.

The City does not restrict occupancy of unrelated individuals in local housing. The Zoning Ordinance does include a definition for “family” in its listing of definitions which will be removed as part of the zoning ordinance revision (Program 3.5.25 Zoning Conformity).

2.8 NON-GOVERNMENTAL OR MARKET CONSTRAINTS

Three market factors are cited by State law as a necessary part of the constraints analysis: 1) land cost; 2) construction costs; and, 3) financing availability. In the Paramount market analysis, the scope of analysis is enlarged to include an assessment of prevailing prices and rents. Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments: Very low-income; Low-Income; Moderate-Income; and High-Income. The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development in reference to the median income for Los Angeles County and household size. The median income for all households in the County is estimated to be \$38,000. Affordable housing costs are computed on a basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 times the annual household income. These affordable housing costs then can be compared to the prevailing costs in Paramount to confirm the existence of market constraints.

One of the major problems facing households in the City of Paramount, and the broader regional housing market, is affordability. This problem is related to the match between household income and the size and cost of owning or renting a home. Between 1970 and 1980, the median value of a home in the City of Paramount increased 241%, and the median gross rent increased 97%. At the same time, median household income for City residents increased only 62%. The gap between housing cost and income widened for most City residents. By 1990, the median mortgage for a home in the City was \$1,283. The median household rent in 2000 was \$720. A household is generally considered to be overpaying for housing if it is paying more than 30% of its gross monthly income for housing. According to the 2000 Census, 273 households (8.7 % of the total number of households in the City) paid between 30% to 34% of their monthly household income towards housing. The 2000 Census also indicated that 1,296 households (30.2%) paid in excess of 35% of their monthly incomes towards housing. The 2010 Census indicated that 10.7% of the total number of households in the City) paid between 30% to 34% of their monthly household income towards housing. The 2010 Census also indicated that 51.1% paid in excess of 35% of their monthly incomes towards housing.

2.8.1 FINANCING COST TRENDS

Although private financing is generally available at market rates, low- and moderate-income households usually need below market rate financing to enable them to repair existing homes or purchase resale or new housing units. Also, all potential developers of housing projects are provided information on the

various Los Angeles County financing programs available for low-income rental construction or rehabilitation projects. Additionally, a survey of local banking institutions revealed that redlining does not occur in the City. In fact, a number of banks have established programs to encourage lower-income residents to purchase homes, and to improve homes that they already own.

2.8.2 LAND PRICES

Land costs are a major contributor to overall housing production prices. The balance of the City's housing production will occur in the infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites. Land prices for new residential construction range from \$20 to \$25 per square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

2.8.3 CONSTRUCTION COSTS

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of \$50 to \$75 per square-foot.

2.8.4 ENVIRONMENTAL CONSTRAINTS

This section describes those environmental factors that must typically be considered in the planning and development of new housing in the City.

- *Hazardous Substances.* The sites that were developed prior to the 1970s may include trace amounts of lead and/or asbestos in the soils and any remaining structures. Lead-based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used as insulation and floor tiles during this same period. As a result, any demolition associated with any future redevelopment may require some form of investigation and/or remediation. However, no Cortese site (Hazardous Waste and Substance listing from the Department of Toxic Substances Control) is identified within the City.
- *Seismic Risk.* Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than that anticipated for the region.
- *Wildfire Risk.* No areas of native or natural vegetation are found within Paramount. The entire City is located outside of any Zone 4 (wildfire risk) designation according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk.

- *Flood Risk.* With the exception of the Los Angeles River channel, there are no lakes or streams within the City. No natural stream channels remain within any of the candidate development sites. The majority of the City was previously located within a designated flood hazard area as identified by the Federal Emergency Management Agency (the “AR zone” that was assigned to areas where potential flooding may occur until upstream flood control improvements are completed). The AR zone was proposed and adopted after the U.S. Army Corp of Engineers (ACOE) determined that flood control systems serving the Los Angeles area are no longer sufficient in terms of protecting nearby areas from inundation by the base flood scenario. The ACOE has completed the upstream flood control improvements and the AR flood zone designation has been removed.

The aforementioned environmental constraints related to seismic risk, flooding risk, and other natural hazards are identified in the Safety Element included in the City of Paramount General Plan. In addition, these hazards are shown in the City’s adopted Hazard Mitigation Plan.

2.8.5 INFRASTRUCTURE CONSTRAINTS

As indicated in the previous section, the majority of the City was previously developed. As a result, any potential housing redevelopment site is currently served by basic infrastructure.

- *Water Service.* Paramount’s domestic water system is operated by City’s Water Department. The system consists of twelve water pumps, one 2.5 million gallons storage tank and many miles of water lines. City Engineers indicate that the system operates without any problems and there are no areas of the City that have deficiencies.
- *Sewer Service.* The County Sanitation Districts maintains and operates the sewer system in the City. The City is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd. Given the projected demand and the existing remaining treatment capacity, future developments’ treatment demand can be met by the service provider.
- *Flood Control.* The City is served by the Los Angeles County Flood Control District which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The projected runoff from the potential infill sites may be accommodated by existing storm drain infrastructure. The projected storm water runoff from potential future development is not anticipated to significantly increase given the nature and extent of existing impervious surfaces within the City.



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SECTION 3.0 - HOUSING PLAN

3.1 INTRODUCTION TO THE RHNA

This section of the City of Paramount Housing Element compares the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA), with historic population, housing, and employment growth in the City. The projections were derived from population, housing, and employment figures developed by SCAG as part of the earlier planning process undertaken to develop the RHNA. The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to income groups. The income categories include *Very low*, *Low*, *Moderate*, and *Above moderate-income* households, and the incomes of the selected income groups are based upon percentages of the median household income for the larger Los Angeles County region:

- *Very Low-Income* households are those households whose income is less than 50% of the median household income for the greater Los Angeles area;
- *Low-Income* households earn from 50% to 80% of the County median;
- *Moderate-Income* groups earn from 80% to 120% of the County median; and,
- *Above moderate-income* households earn over 120% of the County median income.

3.2 PROJECTED HOUSING NEEDS

SCAG's Regional Housing Needs Assessment (RHNA) estimated the seven-year (2014-2021) future housing construction need for Paramount at 105 units. Of the 105 housing units needed to accommodate future need, 26 units should be allocated to extremely low and very low-income households, 16 units should be provided for low-income households, 17 units should be provided for moderate-income households, and 46 units should be provided for households with above moderate-incomes.

The HCD indicates that the projected need for extremely low-income households may be calculated by assuming that such households represent 50% of the very low-income households. In other words, the future house need for extremely low-income households in Paramount is projected to be 124 units. The State Legislature also requires local governments to consider the projected needs for extremely low-income households. As indicated previously, those households that have incomes of 30% of the County median would fall into this category. Based on a 2010 Los Angeles County median (\$61,632), an extremely low-income household would have a median annual income of \$18,490 or less.

The City has approved the construction of 2 units during the current planning period. Their location and description is provided below.

1. A permit was issued on 11/27/2012 to construct a single-family unit at 15938 Orizaba.
2. A permit was issued on 1/5/2013 to construct a single-family unit at 7319 Marcelle.

The adjusted current 2014-2021 (5th Cycle) RHNA that takes into account the units that have been provided during this current planning period is summarized in Table 26. The total RHNA is reduced from 105 units to 103 units.

SCAG's previous RHNA estimated the seven-year 4th Cycle totaled 1,017 units. Of the 1,017 housing units needed to accommodate future need, 248 units were for very low-income households, 156 units were for low-income households, 168 units were for moderate-income households, and 445 units were for households with above-moderate incomes. The 4th Cycle RHNA was adjusted to take into account the units that have been provided during the 4th Cycle planning period (refer to Table 26). As indicated in the table, the 4th Cycle RHNA was reduced from 1,017 units to 961 units.

As indicated in a section that follows, the City's current (5th Cycle) 2014-2021 Regional Housing Needs Allocation (RHNA) is 105 housing units. In addition, there is an unmet need of 961 units from the 2008-2014 (4th Cycle) planning period. The total combined unmet need for the 4th Cycle and 5th Cycle is 1,066 units. In other words, the RHNA calls for these 1,066 additional units to be provided during the 2014-2021 planning period. The remaining residential development capacity of 8,719 units could easily accommodate the 1,064 units.

Table 26 summarizes the distribution of the projected housing needs for the five income categories for the 4th and 5th Housing Element Update Cycles.

Table 26
RHNA Allocation for Paramount for the 4th and 5th Housing Element Cycles

Income Level	5 th Cycle (2014-2021)			4 th Cycle (2008-2014)			Total Need
	# Units	% Units	Adjusted	# Units	% Units	Adjusted	
Extremely Low-income	13	12.3%	13	124	12.2%	124	137
Very Low-Income	13	12.3%	13	124	12.2%	124	137
Low-Income	16	15.2%	16	156	15.3%	151	167
Moderate-Income	17	16.2%	17	168	16.5%	165	182
Above Moderate-Income	46	43.8%	44	445	43.8%	397	441
Total	105	99.8%	103	1,017	100.0%	961	1,064

Source: SCAG RHNA.

3.3 LAND AVAILABLE TO ACCOMMODATE RHNA HOUSING NEED

The City of Paramount is fully developed and, as a result, any new residential development will consist of infill development within properties that are currently vacant or underutilized. New residential development may also occur within residentially zoned properties where the existing land uses are non-residential at the present time. Of the total land area available for development, 1,492.2 acres, or 53.3%, is designated for residential development. It should be noted that the amount of land area designated for multiple-family development (797.7 acres) also exceeds the total land area designated for single-family development (694.5 acres). Some parcels within the City are not developed to the maximum intensity theoretically possible under the applicable General Plan designation. For example, approximately 28.4% of the City's total land area is designated for multiple-family residential. However not all of these properties are developed in higher density, multiple-family uses.

A total of 23,237 units are theoretically possible if all of the parcels designated for residential development are ultimately developed to the maximum density permitted under the general plan. This build-out translates into 8,629 units over the *existing* number of 14,608 units. The remaining residential development capacity of 8,719 units is well in excess of the remaining unmet need of 1,064 units that are required to accommodate the RHNA for the 4th and 5th Cycles. This potential capacity does not include the potential units that could be included in potential mixed use projects in the City's C-3 (General Commercial) zones. The City of Paramount General Plan was recently updated to expand the range of permitted land uses within the *Commercial* land use designation. The City will promote the development of new mixed use development within selected commercial zones. A total of 82 acres have been designated for *Mixed Use* and these areas will permit development densities of up to 22 units per acre.

The primary infill housing strategy focuses on the identification of a specific area of the City that could be developed in residential uses. Two available sites were identified as potential candidates in the 4th Housing Element update cycle that would enable the City to accommodate its RHNA allocation. The two sites are identified in Appendix A.

3.4 HOUSING ELEMENT POLICIES

This section indicates the housing policies relative to the aforementioned five topical issue areas that include the following:

- To conserve the existing housing in the City;
- To promote the development of new housing in Paramount;
- To assist in the identification of potential development sites for new housing in the City;
- To remove governmental constraints or obstacles to new housing development; and,
- To ensure that equal housing opportunities are made available throughout the City.

3.4.1 ISSUE AREA NO. 1 - HOUSING CONSERVATION

The City of Paramount will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following policies.

Policy 1.1: The City will continue to promote the maintenance and rehabilitation of the existing housing stock in Paramount.

Policy 1.2: The City will strive to ensure that future development in Paramount does not adversely impact the existing residential neighborhoods.

Policy 1.3: The City will assist in the elimination of substandard construction, overcrowding, and other factors that contribute to the deterioration of the existing housing stock.

3.4.2 ISSUE AREA NO. 2 - DEVELOPMENT OF NEW HOUSING

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

Policy 2.1: The City will continue to promote new residential development and ensure this housing,

including affordable units, provides a healthy, safe, and attractive living environment.

Policy 2.2: The City will continue to promote the development of quality new housing to serve young families and senior citizens in areas located near employment centers, public transportation facilities, recreational facilities, and schools.

Policy 2.3: The City will strive to ensure that affordable housing in the City is developed to the highest standards possible in a manner consistent with market rate housing in the City.

3.4.3 ISSUE AREA NO. 3 - IDENTIFICATION OF ADEQUATE SITES

The City of Paramount will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing, as indicated by the following Housing Element policies.

Policy 3.1: The City, through its General Plan and subsequent updates, will continue to explore opportunities for new housing development throughout the City.

Policy 3.2: The City will consider opportunities for new housing, including housing for special needs households, in the planning and review of new development proposals.

Policy 3.3: The City will continue to provide a balance in the types of housing available, promoting development for moderate-income households as well as lower-income households.

3.4.4 ISSUE AREA NO. 4 REMOVAL OF GOVERNMENTAL CONSTRAINTS

The City of Paramount will continue to explore and implement strategies designed to remove those governmental constraints to new housing production.

Policy 4.1: The City will facilitate the review of new residential development through the continued implementation of the “streamlined” review process.

Policy 4.2: The City will explore innovative strategies that will facilitate the planning and design process while providing clear and consistent direction to housing providers.

Policy 4.3: The City will continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.

3.4.5 ISSUE AREA NO. 5 - EQUAL HOUSING

The following policies indicate the City’s desire to continue to promote equal housing opportunities in the City.

Policy 5.1: The City will continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, sexual orientation, familial status, disability, and income levels.

Policy 5.2: The City will vigorously oppose prejudices, practices, and market behavior that results in housing discrimination.

Policy 5.3: The City will cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.

3.5 HOUSING PROGRAMS

This section outlines those housing programs that will be effective in the implementation of the aforementioned housing policies. An implementation matrix indicating those programs that will be effective in the implementation of the housing policies is provided at the end of this section.

3.5.1 AFFORDABLE HOUSING BONUSES AND INCENTIVES ORDINANCE

Program Description. As required under the Government Code, this program provides for bonuses and other incentives in the City's Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. This program reflects the affordable housing density bonus requirements contained in the City of Paramount Zoning Ordinance (Section 44-57, Density in Multiple-Family Residential Zones).

Program Implementation. This housing program presently exists. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The City will continue to promote the program by providing brochures describing the program and its benefits, and making them available at the counter and information desk in City Hall. Further promotion of this program will be accomplished by verbally communicating information regarding housing bonuses to housing developers as they are assisted by the Planning Department at the public counter or over the telephone. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will advertise this program through handout materials, the City's web page, and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.2 AFFORDABLE HOUSING PROGRAM

Program Description. The Affordable Housing Program provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing. The program can assist Group Homes/Congregate Care, Homeless Shelters, Mobile Home Park Purchase Assistance, New For-Sale Housing, New Rental Housing, Rehab of Apartments, Rehab of Owner-Occupied Housing, Self-Help Housing, Single Room Occupancy (SRO) developments, and Transitional Housing. Both profit- and non-profit organizations are potential applicants for the loans and grants.

Program Implementation. The Federal Home Loan Bank of San Francisco provided the financing for this program that provides construction/rehabilitation loans, grants, long-term loans, and other technical assistance. The amount of grant or interest rate subsidy depends on the amount of assistance required to make the project feasible. No matching funds are required and the available funding amount of up to \$18,000,000 may be repaid over a 30-year period. The application cycle is twice a year. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund to complete grant application.
- *2014-2021 Program Objectives:* Not Applicable.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.3 CALHOME PROGRAM

Program Description. The program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. Direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. This enables low and very low-income households to become or remain homeowners. Activities eligible for these loans are as follows: redevelopment, site development, new construction, rehabilitation, acquisition and rehabilitation, down payment assistance, mortgage financing, home buyer counseling, and technical assistance for self-help projects or shared housing.

Program Implementation. All funds to individual homeowners will be in the form of loans. Loans are available for real property acquisition, site development, redevelopment, construction period expenses of home ownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners. Assistance to individual households will be in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity. This program's implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* The City will assist 40 homeowners through this program.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued. The brochure materials and handouts will be provided by the end of the second quarter of 2014. The program will also be described in the second quarter issue (2014) of the City's newsletter. Finally, the program will be advertised on the City's website. The website will be revised by the end of the second quarter of 2014.

3.5.4 CODE ENFORCEMENT PROGRAM

The City of Paramount Code Enforcement Program is designed to bring properties up to City code requirements and to clean up and improve unsightly or unsafe properties. Under this program, City personnel refers property owners cited for Code violations to housing rehabilitation assistance programs as a means to provide financial assistance to qualifying households. Because of the limited number of staff members available for code enforcement and building code enforcement activities, the City typically responds to maintenance problems on a complaint basis. In most instances, the greatest number of housing maintenance complaints typically from tenants who are living in substandard rental units. Efforts to bring the property owner into compliance with building and property maintenance code requirements generally do not affect the availability of housing. These efforts do result in improved living conditions for lower-income tenants. With regard to owner-occupied units, those property owners who do not comply with notices of code violations are referred to an Appeals Board, which has the authority to modify staff determinations regarding improvements to the properties. In cases of extreme hardship, the Appeals Board grants extensions of time and often refers the property owner to the Neighborhood Improvement Program, where, depending on the resident's income status, CBDG funds are available to assist in needed repairs.

Program Implementation. During the past fiscal year, Code Enforcement has cited 25 residential properties for development and/or zoning code violations. The majority of these violations were related to maintenance and outdoor storage. However, no code violations were subsequently transmitted to the Appeals Board. This housing program presently exists. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The code-enforcement efforts will be linked with the housing rehabilitation programs in that property owners of substandard units receiving code violation notices will also be informed of rehabilitation programs. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund and Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* 125 units corrected.
- *Agency Responsible for Implementation:* City of Paramount Public Safety Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.5 EXTREMELY LOW-INCOME HOUSING PROGRAM

Program Description. This housing program is specifically targeted for those households that fall into the extremely low-income group. These programs reflect a number existing initiatives that support the provision of housing for households with extremely low and very low-incomes. A primary objective of these programs is to promote the development of housing units for households earning 30 percent or less of the *Median Family Income* for Los Angeles County. The extremely low-income programs will also be used in conjunction with those programs that promote the development of non-traditional housing types, such as single-room occupancy units, that are more affordable to extremely low-income households.

The City's use of the available Community Development Block Grant (CDBG) programs is guided by the adoption and implementation of a Housing Assistance Plan (HAP) by the City Council. The HAP is an assessment of housing needs for low- and moderate-income persons and a schedule of goals over three years to address need within reasonably available resources. In order to receive Community Development Block Grant (CDBG) funds, annual HAP goals are updated and a full needs assessment is completed each three-year period. The County prepares the statistical assessment of need for the City to meet the Federal Department of Housing and Urban Development (HUD) specifications; the needs assessment is based on computerized census data. The HAP is a prerequisite to the City receiving any HUD subsidized housing assistance, such as Section 8 existing rental assistance and Section 202 new senior housing assistance.

Los Angeles County will be administering the City's Section 8 program that provides rental subsidies to eligible low-income person and families who rent units in the private housing market. Funds are provided through the U.S. Department of Housing and Urban Development (HUD). These are the principal HUD programs for assisting households in obtaining decent, safe, and sanitary housing. The overall program is administered by HUD and provides Federal funds to local jurisdictions for housing assistance. These funds are then used to provide grants to low- and moderate-income homeowners. The two types of rental assistance include the following:

- *Certificate of family participation*, which provides a subsidy based on the difference between 30% of the family's adjusted income and the rent of the units; and,
- *Housing vouchers*, which pays a subsidy based on the difference between 30 percent of the family's adjusted income and the applicable payment standard.

The eligible households for rental assistance include the following:

- Elderly families consisting of one or more persons where one of the family members is 62 years of age or older;
- Individuals or families where one adult member of the household is handicapped or disabled; and,
- Families of two or more persons living together in a family-type relationship.

Program Implementation. The City's performance under the HAP is evaluated within the context of low- and moderate-income housing resources, good faith efforts, and the Federal Administration's outlook on housing. During the past six to seven years, low- and moderate-income housing has been de-emphasized by the Federal government, and housing resources, subsidies, and bonding have been greatly reduced. Thus, only reasonably available resources to address housing needs are accessible to the City. The City of Paramount assists with the provision of supplying rental units that are affordable to low-income households. The County will be administering the Section 8 Rental Assistance Payments Program with funding provided by HUD. This program provides rental assistance to owners of private market rate units on behalf of very low-income households, including elderly and disabled persons. Rental assistance is available in the form of certificates and housing vouchers to eligible families and individuals. The level of funding provides rental assistance to approximately 203 households. This program's implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* 180 vouchers provided.
- *Agency Responsible for Implementation:* County of Los Angeles.
- *Implementation Schedule:* The program is ongoing and will be continued.

In addition to the Section 8 program that is on-going, City staff will continue to pursue grant and loan programs that are available from a variety of governmental and non-profit sources. Because of the difficulties associated with providing market-rate housing for extremely low-income households, the identification of those programs that target extremely low-income households for assistance will be prioritized. The successful acquisition of new grants and loans will assist in the development of new housing opportunities for extremely low-income households, other lower-income households, and first-time home buyers. New grants will be publicized on the City's website that describes housing services.

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will initiate 2 grant applications on an annual basis.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The effort is ongoing and will be continued.

The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Source of Funding:* General Fund will be utilized to prepare grant applications.
- *2014-2021 Program Objectives:* The City will apply for grants as they become available.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Ongoing though continuation of the program will be dependent on sources of funding.

Extremely low-income (ELI) households are a subset of very low-income households who earn 30 percent or less of the median income. More than 65 percent of ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse event. The City will conduct an in-depth analysis of ELI household housing needs and will develop a local

policy target percentage of affordable housing funds to meet the housing needs of this segment of the City's population, consistent with all applicable statutory obligations.

- *Source of Funding:* General Fund will be utilized to prepare grant applications.
- *2014-2021 Program Objectives:* The City will apply for grants as they become available.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Ongoing though continuation of the program will be dependent on sources of funding.

The City shall adopt a resolution waiving 100% of the application processing fees for developments in which 5% of the units are affordable to extremely low-income households. To be eligible for the fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The City may use either redevelopment set-aside funds or the Housing Trust Fund to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Source of Funding:* General Fund for preparation of resolution.
- *2014-2021 Program Objectives:* The City will adopt the resolution within 12 months of Housing Element adoption.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Promotional materials will be prepared and utilized within six months after adoption of the Housing Element.

3.5.6 DEVELOPER CONSULTATION PROGRAM

Program Description. This program promotes consultation with developers to assist in expanding housing opportunities in order to assist in the development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. The City will continue to investigate the potential for land acquisition and/or “write-downs” for future projects as a means to remove barriers to affordable housing.

Program Implementation. The City has continued the practice of meeting with prospective developers prior to receipt of the formal development application. This program has saved time and money on the part of the developer as well as staffing time in the review of development applications. Projects that require special attention may be asked to pay the costs associated with the development’s review, including any environmental studies that may be required. No additional funding and/or staffing will be required or are anticipated with this program’s continued implementation. Under this Housing Element,

the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* This program is ongoing and will be continued and consultation will be based on the request for services.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.7 DOWN PAYMENT AND CLOSING COST ASSISTANCE PROGRAM

Program Description. This program provides a 4% down payment and closing cost assistance for those who do not have the funds or for those who do have the funds but the ratio is too high. The down payment and closing cost assistance releases the buyer's funds to pay off loans, thus reducing the ratios and improving purchasing power. There are no first time home buyer restrictions and the qualifying person can not be making more than 120% of the State or County median family income, whichever is greater. The assistance is available through the Independent Cities Lease Finance Authority/ Independent Cities Association qualified Fresh Rate Program lenders.

Program Implementation. This housing program presently exists and this program will be continued over the entire planning period applicable to this Housing Element. The City will continue to provide at the counter and kiosk brochures containing information about the program. The City will actively promote these programs by providing informational items in Citywide newsletters and by providing information on the City's website. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. This program's implementation strategy is summarized below:

- *Source of Funding:* Independent Cities Lease Finance Authority/ Independent Cities Association qualified Fresh Rate Program lenders.
- *2014-2021 Program Objectives:* The City will continue to advertise this program through handout materials available at the public counter; through the City's web page; and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued. The brochure materials and handouts will be provided by the end of the second quarter of 2014. The program will also be described in the second quarter issue (2014) of the City's newsletter. Finally, the program will be advertised on the City's website. The website will be revised by the end of the second quarter of 2014.

3.5.8 EMERGENCY SHELTER REZONING PROGRAM/HUD EMERGENCY SHELTER GRANTS

Program Description. This program provides for the creation of an overlay zone within a specific area of the City where an emergency shelter would be permitted by right. The base zone district, and the uses permitted, would continue to apply. The overlay zone would expand the permitted uses to include an emergency shelter. The geographic area where the overlay zone would be applicable is within an industrial area of the City located to the north of Alondra Boulevard in the westernmost portion of Paramount. This area is currently designated as Business Park in the City of Paramount General Plan and is zoned as M-1 (Light Industrial). The City will amend its Zoning Ordinance to provide for an Emergency Shelter Overlay Zone that would be applicable to this area. The Overlay Zone would permit emergency shelters by right within the designated geographic area. A number of new, tilt-up concrete buildings are located within this area, including a number of vacant buildings that could accommodate such emergency shelter uses. This area was selected because of its proximity to employment-related uses and public transit (a transit stop is located along Alondra Boulevard). In addition, schools are located in close proximity to this area.

Paramount has also developed a comprehensive strategy to address homelessness. This strategy is comprised of activities to address the following priorities: emergency and transitional housing; persons at risk of becoming homeless; and persons in transition from homeless to permanent housing. As outlined in the City of Paramount's HUD Consolidated Plan, the City will continue to monitor the number of homeless persons to ensure that this problem is not increasing. In addition, the City and the redevelopment agency will cooperate in the development of opportunities for additional affordable housing and home buyer opportunities.

Program Implementation. This program was a new program that was included in the 4th Housing Element Cycle. The City was unable to implement this program during the 4th Cycle because of a significant reduction in the City's budget due to the loss of Redevelopment funds. Three staff positions in the Community Development Department were eliminated. This program remains a priority in that the Specific Plan Amendment is critical in enabling the City to accommodate its unmet RHNA. The Zoning Ordinance Revision is slated for adoption in mid-year 2014. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures. The following activities will be undertaken to address the priority needs of homeless individuals and families:

- The City will continue to monitor the number of homeless to ensure the problem is not increasing;
- The City will develop opportunities for additional affordable housing and home buyer opportunities; and,
- The City will continue efforts in promoting the homeless program by noticing the special service agencies and providers of available funds and appropriate sites.

The implementation strategy is summarized below:

- *Source of Funding:* General Fund for the Zoning Ordinance Revision.

- *2014-2021 Program Objectives:* The City will be implemented consistent with State law. Programs will be advertised on the City's web page; and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Rezoning is currently being implemented. The Zoning Ordinance Revision is slated for adoption by mid-year 2014.

3.5.9 TRANSITIONAL HOUSING PROGRAM

Program Description. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living.

Program Implementation. The City intends to comply with State law regarding the provision of transitional housing. The definition of transitional housing will be changed in order to consider transitional housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone. The following will be applicable to transitional housing:

- Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.
- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing.

The implementation strategy is summarized below:

- *Source of Funding:* General Fund for the Zoning Ordinance Revision.
- *2014-2021 Program Objectives:* The City will implement this program as required by State law.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Rezoning is currently being implemented. The Zoning Ordinance Revision is slated for adoption by mid-year 2014.

3.5.10 SUPPORTIVE HOUSING PROGRAM

Program Description. Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of

support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and approval process.

Program Implementation. The State requires this Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single-family detached unit or an apartment building. The City of Paramount will permit supportive housing within all the zones that permit residential uses subject to the same requirements of residential uses of the same type in the same zone. The City will comply with all State requirements governing supportive housing. The implementation strategy is summarized below:

- *Source of Funding:* General Fund for the Zoning Ordinance Revision.
- *2014-2021 Program Objectives:* The City will implement this program as required by State law.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* Rezoning is currently being implemented. The Zoning Ordinance Revision is slated for adoption by mid year 2014.

3.5.11 SINGLE ROOM OCCUPANCY HOUSING PROGRAM

Program Description. A single room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. As a means to finance this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low-income households as part of the development of SRO housing. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's R-M multiple-family zones as well as in those areas where mixed use development is contemplated.

Program Implementation. This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund (for the rezoning).
- *Agency Responsible for Implementation:* Community Development Department.
- *2014-2021 Program Objectives:* Comply with applicable State requirements.
- *Implementation Schedule:* Rezoning is currently being implemented. The Zoning Ordinance Revision is slated for adoption by mid-year 2014.

3.5.12 INFILL SITES REDEVELOPMENT PROGRAM

Program Description. The City will encourage and facilitate development on the two infill sites identified in Section 3.3 by providing assistance with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers including technical assistance to acquire necessary funding, offering fee waivers and deferrals for affordable housing projects.

Program Implementation. On an annual basis, the City will also organize special marketing events geared towards the development community, and post the sites inventory on the City's webpage. The City will monitor and evaluate development of underdeveloped parcels on a bi-annual basis and report on the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will identify additional sites, and/or revise or add additional incentives. This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *2014-2021 Program Objectives:* Comply with applicable State requirements.
- *Implementation Schedule:* Rezoning is currently being implemented. The Zoning Ordinance Revision is slated for adoption by mid-year 2014.

3.5.13 MIXED USE DEVELOPMENT PROGRAM

Program Description. The City will encourage housing development in those zone districts (C-3) where mixed use development is permitted by allowing administrative processing of lot consolidation requests, providing assistance with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, modifying development standards such as set backs and parking, and provide financial support where available for mixed use affordable projects.

Program Implementation. On an annual basis, the City will also organize special marketing events geared towards the development community and posting the sites inventory on the City's webpage. This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *2014-2021 Program Objectives:* Comply with applicable State requirements.
- *Implementation Schedule:* Within 12 months of Element's Adoption and monitored annually.

3.5.14 LOT CONSOLIDATION PROGRAM

Program Description. The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in Section 3.3 of the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.

Program Implementation. The lot consolidation procedures will be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include allowing higher densities once larger parcels are consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *2014-2021 Program Objectives:* Comply with applicable State requirements.
- *Implementation Schedule:* This program is ongoing and will be continued. The effectiveness of this program will be reviewed on an annual basis.

3.5.15 RHNA OBJECTIVE/CONSTRAINTS MONITORING PROGRAM

Program Description. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 1,034 units of the City's RHNA. The City will annually monitor development standards and on- and off-site improvement requirements to ensure that they do not pose constraints to residential development. The City will take action to mitigate constraints as necessary.

Program Implementation. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within the infill sites below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multi-family use allowing at least 30 units per acre. This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *2014-2021 Program Objectives:* Comply with applicable State requirements.
- *Implementation Schedule:* This program is ongoing and will be continued. The effectiveness of this program will be reviewed on an annual basis.

3.5.16 ENERGY CONSERVATION PROGRAM

Program Description. Under this program, the City will review the City’s Zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State’s construction codes requiring energy efficiency in new construction.

The City of Paramount will adopt a “Green City” ordinance in conformance to State requirements in 2014. The City’s website will be expanded to include a “Green City” section that will refer users to a wide range of initiatives designed to improve the local environment. Key elements will include energy conservation measures, recycling, water conservation, and the use of alternative transit. The programs will include rebates for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction. The City will establish an information kiosk in the Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City’s website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.
- The City of Paramount will update the Zoning code and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances. The City will establish an information kiosk in the Civic Center near the planning counter that includes brochures and handouts promoting energy conservation from local utility providers.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts. Finally, the City will

consider reducing processing fees for those building improvements that involve the installation of solar panels.

The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. The City adopted a water conservation ordinance in conformance with State law. The City will also continue to provide areas for handouts and the posting of information on the City's website concerning the plant materials and techniques for xeriscape landscaping.

- The City website will be expanded to indicate ways residents may reduce water consumption. This website will be maintained throughout the planning period.
- The local water purveyors publish a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall.
- Title 24 of the California Building Code requires phasing out older, less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.

Program Implementation. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this housing element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter; through the City's web page; and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.17 ENVIRONMENTAL REVIEW (CEQA) PROGRAM

Program Description. The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.

Program Implementation. The City has actively used the CEQA process as a means to evaluate the impacts of development on the local environment, services, and infrastructure. This housing program presently exists. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this housing element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund and other available funding sources.
- *2014-2021 Program Objectives:* Not Applicable.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.18 FAIR HOUSING PROGRAM

Program Description. The City will continue to contract with Fair Housing of Long Beach to process complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes.

Program Implementation. This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to the City's residents and will advertise the availability of this program through brochures. Brochures describing the services of Fair Housing are available in the Community Development Department. Brochures are now available at the City's other facilities, including Public Safety and Recreation. Further marketing of the services available from Fair Housing will occur through informational pieces in the Citywide newsletter and through information provided on the City's official website. This program's implementation strategy is summarized below:

- *Source of Funding:*-Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* 100 households referred.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.19 LEAD-BASED PAINT HAZARDS REMOVAL PROGRAM

Program Description. A number of actions will be undertaken by the City as a means to evaluate and reduce lead-based paint hazards. The City will provide additional information to staff regarding lead-based paint hazards and abatement strategies; coordinate efforts to address lead-based paint hazards; evaluate the rehabilitation guidelines to ensure that lead-based paint hazard reduction procedures and per-unit subsidies are sufficient; and evaluate current literature regarding its information content concerning lead hazards for landlords, managers and tenants.

Program Implementation. This housing program presently exists, and this program will be continued over the entire planning period applicable to this Housing Element update. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. This program's implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* 32 units assisted.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.20 RESIDENTIAL REHABILITATION

Program Description. The City of Paramount is offering cash grants through the Residential Rehabilitation Program to qualified home owners for necessary exterior improvements to their property. To qualified applicants, the City will provide a grant of 80% of the total cost of the improvements, dependent on income category. Applicants who are within the low-income category shall provide 20% of the total cost of the work. Elderly homeowners must provide a 10% contribution. To be eligible to participate in the program, the applicant must be a resident of the City of Paramount, the home must be a single-family dwelling located within the city limits and meet the programs rehabilitation standards, the applicant must own and occupy the home, and the total household income must fall within the very low- or low-income categories. The code-enforcement efforts will be linked with the housing rehabilitation programs in that property owners of substandard units receiving code violation notices will also be informed of rehabilitation programs.

Program Implementation. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing element update. This program's implementation strategy is summarized below:

- *Source of Funding:* HOME.
- *2014-2021 Program Objectives:* 75 units.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.21 MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

Program Description. This program offers the first-time home buyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time home buyer qualify for a loan by allowing a lender to reduce the housing expenses ratio by the amount of tax savings. Low- and moderate-income households get a 20% credit on the annual interest paid on their mortgages. Upper income households get a 10% credit. The remainder of the mortgage interest is taken as a deduction from income in the usual manner.

Program Implementation. This housing program presently exists and this program will be continued over the entire planning period applicable to this Housing element update. This program is an existing

program and is being continued on into the current planning period. The Mortgage Credit Certificate (MCC) Program allows qualified first-time homebuyers to take tax credits on their annual mortgage interest payment as a dollar for dollar tax credit against Federal income tax. The Los Angeles County Community Development Commission administers the MCC Program. The City will prepare a flyer and advertise this program on its website. While the program does not provide down payment assistance, it provides a home buyer an opportunity to qualify for a larger first mortgage by making a portion of the mortgage interest payments eligible for a tax credit rather than a tax deduction. This program's implementation strategy is summarized below:

- *Source of Funding:* Bond Revenue.
- *2014-2021 Program Objectives:* 5 certificates per year.
- *Agency Responsible for Implementation:* Community Development Department and Los Angeles County.
- *Implementation Schedule:* The program is ongoing and will be continued. The City will prepare a flyer and advertise this program on its website within 12 months following adoption of the Housing Element.

3.5.22 SECOND UNIT ORDINANCE

Program Description. This Ordinance permits the construction of second units pursuant to the City's Zoning code as required in Section 65852.2 of the State of California Government Code. The City adopted a Second Unit Ordinance in July, 1983. The ordinance allows second units subject to meeting certain R-1 zone requirements, such as 5-foot setbacks and parking standards. Although demand for second units in R-1 zones has been small, the existing ordinance does not preclude this development. In addition, the City's Zoning code provides for the legalization of garage conversions in the R-2 and R-M zones. The code states that any garage converted prior to July 1, 1986, is deemed legally non-conforming, providing parking requirements can be met. This has resulted in additional livable space on parcels that otherwise would not qualify for additional units.

Program Implementation. Over the past five years there has been a significant increase in the rental housing stock within the City, and such housing is widely available. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter; through the City's web page; and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The City's Zoning Ordinance has been adopted and will be implemented.

3.5.23 SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAM

Program Description. Southern California Home Financing Authority (SCHFA) is a joint power authority between Los Angeles and Orange Counties. SCHFA issues tax-exempt mortgage revenue bonds for low- and moderate-income first time homebuyers. The funds for this program are available on a first-come, first-served basis.

Program Implementation. This program has been effective since June 9, 1999, and has issued over one billion dollars in mortgage revenue bonds and has helped thousands of individuals and families to become homeowners. This program will be continued over the entire planning period applicable to this Housing element update. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The City will continue to provide the services to the City residence and will advertise the availability of this program through brochures. This program's implementation strategy is summarized below:

- *Source of Funding:* Bonds.
- *2014-2021 Program Objectives:* 10 units.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.24 ZONING CONFORMITY

Program Description. The City will review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. The City's zoning and land use designations that are applicable to the Clearwater East Specific Plan will be amended to permit densities ranging from 20 units up to 30 units per acre to facilitate more affordable housing. The Multiple-Family Residential (R-M) designation will permit 970 units within the two infill sites.

Program Implementation. This housing program presently exists. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter; through the City's web page; and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.

- *Implementation Schedule:* The City’s Zoning Ordinance will be revised by the end of the second quarter of 2014.

3.5.25 UNDERUTILIZED PARCEL INFORMATION

Program Description. To encourage and facilitate the development of housing affordable to lower income households on sites zoned R-M (Multiple-family Residential) the City will continue to work with residential developers that are constructing affordable units to identify alternatives that may represent a cost savings on a case-by-case basis. For example, multiple-family housing located next to a park may not be required to provide the amount of open space typically required of such developments.

Another example would be a relaxation in parking requirements for mixed-use developments that could benefit from a shared parking arrangement. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives to the development community through a brochure regarding these items, during pre-application meetings, at the public planning counter, and over the telephone. The City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the buildout projections described in the General Plan.

Program Implementation. This program is currently operating. This program’s implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* Not Applicable.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

3.5.26 REASONABLE ACCOMMODATION PROGRAM

Program Description. This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

Program Implementation. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City’s Zoning Ordinance contains no such provisions. The procedures related to the program’s implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the

requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The Zoning Ordinance revision will be completed by the second quarter of 2014.

3.5.27 CLEARWATER EAST SPECIFIC PLAN AMENDMENT PROGRAM

Program Description. To accommodate the 4th Cycle regional housing need of 404 units affordable to lower income households per AB 1233, and the 5th Cycle regional need of 42 units affordable to lower-income households, the City will expand the permitted uses allowed on infill sites #1 and #2 (Table 28) in the Clearwater East Specific Plan. This program will be implemented to accommodate 404 units affordable to lower income households within 1 year of 5th Cycle Housing Element Planning Period and to accommodate an additional 42 units affordable to lower income Households within 3 years of 5th Cycle Adoption.

Program Implementation. The zoning and land use designations that are applicable to the Clearwater East Specific Plan will be amended to permit densities ranging from a minimum of 20 units per acre up to 30 units per acre to facilitate the development of affordable housing. The zoning will set a minimum allowable density of 20 units per acre for the anticipated capacity of 970 units (assuming a minimum capacity of 22 units per acre). The rezoned sites will permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2 (h) and (i). In addition, at least 50 percent of the remaining 404 units will be accommodated on sites zoned for exclusively residential uses.

- *Source of Funding:* General Fund for the Specific Plan Amendment.
- *2014-2021 Program Objectives:* Create an opportunity for at least 446 units for lower income households.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The Specific Plan revision to accommodate 404 units affordable to lower income households will be implemented within 1 year of 2014-2021 Housing Element Planning Period (by October 15, 2014). The Specific Plan revision to accommodate an additional

42 units affordable to lower income households will be implemented within 3 years of 2014-2021 Housing Element adoption

3.5.28 REMOVAL OF GOVERNMENTAL CONSTRAINTS PROGRAM

Program Description. This program is a new program that was initiated during the current planning period and involves a review and update of the City’s Zoning Ordinance. This update is designed to eliminate duplication and redundancy and to make the Zoning Ordinance more user-friendly. In addition, the Zoning Ordinance will eliminate the definition of “family” as part of the current revision. The review will also include development standards related to building height, setbacks, and density bonus requirements for qualified affordable housing.

Program Implementation. The zoning requirements will be revised to ensure that it conforms to the density bonus requirements outlined in Government Code Section 65915. This section requires the City to undertake the following:

- The City must adopt an ordinance to implement the requirements of Section 65915.
- The City must adopt a procedure to waive or modify development standards which preclude or interfere with the effect of the bonus.
- The City must adopt a procedure by which the incentive or concession is granted, including legislative body review.
- In no case may a local agency apply any development standard which will have the effect of precluding the construction of a qualifying development, unless it has specific, adverse impacts, upon health, safety or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The granting of concessions or incentives shall not, by themselves, necessitate a general plan amendment, LCP amendment, zoning change or other discretionary approval.
- Upon request of a developer who has met the minimum standard, maximum parking standards can be capped as follows: 0-1 bedroom = one on-site; 2-3 bedrooms = two on-site; 4 and more bedrooms = two and one-half parking spaces; and parking can be tandem or uncovered, but not on-street.

Prospective new developers within the infill sites will be made aware of the density bonus provisions and possible concessions that may be granted.

- *Source of Funding:* General Fund for the Zone Ordinance Revision.
- *2014-2021 Program Objectives:* mitigate constraints to height and parking.
- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The review will be completed by the fourth quarter of 2014.

3.5.29 AT-RISK UNIT PRESERVATION PROGRAM

Program Description. In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units that are available to lower-income households. The Century Place Apartments, located at 13801 Paramount Boulevard, consist of a total of 306 units of which 62 units are reserved for low income units. The development contract expired in 2005 and was not renewed. The City's objective is to retain these at risk units.. The Community Development Department will implement the following programs on an ongoing basis to conserve its affordable housing stock.

- As indicated previously, the Century Place Apartments, located at 13801 Paramount Boulevard, consists of 306 units of which 62 units are low income units. The development contract expired in 2005 and was not renewed. If the current nonprofit organization managing the 62 units at risk is no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long-term. This may be difficult since the 62 units are included in a larger market-rate multiple-family apartment. The City will continue to monitor these apartments on an annual basis.
- The City will work with potential purchasers in addition to establishing contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. The City will also actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers and this list will be updated annually.
- The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies and other affordable housing opportunities in the City.
- The City will assist tenants of the existing rent restricted units to obtain priority status on the Section 8 waiting list. HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.

Objectives: The City will annually identify and meet and pursue funding with non-profit organizations as potential purchasers/managers of at-risk housing units. As part of coordination with non-profit partners, the City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. The City will provide tenant education within 30 days of a notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties.

- *Source of Funding:* General Fund annual monitoring and exploring potential funding sources.
- *2014-2021 Program Objectives:* Review grants on an annual basis.

- *Agency Responsible for Implementation:* City of Paramount Community Development Department.
- *Implementation Schedule:* The program must be implemented within 1 year of 2014-2021 Housing Element adoption

3.5.30 OTHER PROGRAMS TO CREATE AFFORDABLE HOUSING

The City is currently operating a program to purchase residential properties that have posed public safety and property maintenance problems in neighborhoods throughout the City. Through this program, properties are identified that are significant problems in a neighborhood, and the property owner is approached to determine interest in selling the property to the City. If a property owner is willing, the City will then purchase the site. In most cases, the property will contain a blighted home which will be demolished. A contractor is hired to construct a new home, and when the home is complete, it is sold to a resident of low or moderate income at an affordable price. Table 28 indicates the Housing Element policies arranged according to the five main “issue” categories. The implementing housing programs and ordinances related to the individual policies are then identified in the second column.

**Table 28
City of Paramount Policies and Housing Programs Matrix**

Issue Category/Housing Element Policy	Implementing Program
Issue Area No. 1 - The City of Paramount will remain committed to those efforts designed for preservation of existing homes	
Policy 1.1: The City will continue to promote the maintenance and rehabilitation of the existing housing stock in Paramount.	<ul style="list-style-type: none"> •Residential Rehabilitation Program •Single-Family Mortgage Revenue Bond Program •Lead-Based Paint Hazards Removal Program •Low- and Moderate-Income Housing Program
Policy 1.2: The City will strive to ensure that future development in Paramount does not adversely impact the existing residential neighborhoods.	<ul style="list-style-type: none"> •Environmental Review (CEQA) Program •Zoning Conformity
Policy 1.3: The City will assist in the elimination of substandard construction, overcrowding, and other factors that contribute to the deterioration of the existing housing stock.	<ul style="list-style-type: none"> •Code Enforcement Program •Environmental Review (CEQA) Program •Single-Family Mortgage Revenue Bond Program •Mortgage Credit Certificate (MCC) Program
Issue Area No. 2 - The City of Paramount will continue to assist in the development of new housing for all income groups.	
Policy 2.1: The City will continue to promote new residential development and ensure this housing, including affordable units, provides a healthy, safe, and attractive living environment.	<ul style="list-style-type: none"> •Developer Consultation Program •Environmental Review (CEQA) Program •Low- and Moderate-Income Housing Program •Mortgage Credit Certificate Program
Policy 2.2: The City will continue to promote the development of quality new housing to serve young families and senior citizens in areas located near employment centers, public transportation facilities, recreational facilities, and schools.	<ul style="list-style-type: none"> •Developer Consultation Program •Fair Housing Program •Down Payment and Closing Cost Assistance
Policy 2.3: The City will strive to ensure that affordable housing in the City is developed to the highest standards possible in a manner consistent with market rate housing in the City.	<ul style="list-style-type: none"> •Developer Consultation Program •Residential Rehabilitation Program •Low- and Moderate-Income Housing Program •Mortgage Credit Certificate Program

**Table 28
City of Paramount Policies and Housing Programs Matrix (continued)**

Issue Category/Housing Element Policy	Implementing Program
Issue Area No. 3 The City of Paramount will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing.	
Policy 3.1: The city, through its General Plan and subsequent updates, will continue to explore opportunities for new housing development throughout the City.	<ul style="list-style-type: none"> ●Developer Consultation Program ●Zoning Conformity
Policy 3.2: The City will consider opportunities for new housing, including housing for special needs households, in the planning and review of new development proposals.	<ul style="list-style-type: none"> ●Affordable Housing Bonuses and Incentives Ordinance ●Down Payment and Closing Cost Assistance ●Home Ownership Program ●Mortgage Credit Certificate Program
Policy 3.3: The City will continue to provide a balance in the types of housing available, promoting development for moderate income households as well as lower income households.	<ul style="list-style-type: none"> ●Section 8 Housing Rental Assistance Program ●Environmental Review (CEQA) ●Program Single-Family Mortgage Revenue Bond Program ●Residential Rehabilitation Program ●Low- and Moderate-Income Housing Program ●Mortgage Credit Certificate Program ●Second Unit Ordinance
Issue Area No. 4 The City of Paramount will continue to explore and implement strategies designed to remove those governmental constraints to new housing production.	
Policy 4.1: The City will facilitate the review of new residential development through the continued implementation of the “streamlined” review process.	<ul style="list-style-type: none"> ●Developer Consultation Program ●Environmental Review (CEQA) Program ●Zoning Conformity
Policy 4.2: The City will explore innovative strategies that will facilitate the planning and design process while providing clear and consistent direction to housing providers.	<ul style="list-style-type: none"> ●Affordable Housing Bonuses and Incentives Ordinance ●Energy Conservation Program ●Environmental Review (CEQA) Program ●Low- and Moderate-Income Housing Program ●Zoning Conformity
New Policy 4.3: The City will continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.	<ul style="list-style-type: none"> ●Environmental Review (CEQA) Program ●Zoning Conformity
Issue Area No. 5 The City of Paramount will continue to promote equal housing opportunities in the City.	
New Policy 5.1: The City will continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, sexual orientation, familial status, disability and income levels.	<ul style="list-style-type: none"> ●Fair Housing Program ●Down Payment and Closing Cost Assistance Program ●Low- and Moderate-Income Housing Program ●Mortgage Credit Certificate Program
New Policy 5.2: The City will vigorously oppose prejudices, practices, and market behavior that results in housing discrimination.	<ul style="list-style-type: none"> ●Fair Housing Program ●Down Payment and Closing Cost Assistance Program ●Low- and Moderate-Income Housing Program ●Mortgage Credit Certificate Program
New Policy 5.3: The City will cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.	<ul style="list-style-type: none"> ●Fair Housing Program

Source: Blodgett/Baylosis Associates, 2014.

3.5.30 FIVE-YEAR HOUSING PROGRAM IMPLEMENTATION OBJECTIVES

Table 29 indicates the Agency or department responsible for overseeing the administration and/or implementation of the aforementioned programs. Table 29 also indicates the funding source for the program, the schedule for the program's implementation, and finally, where appropriate, the number of units that will be assisted through the implementation of the housing program.

Table 29
5-Year Housing Program Implementation Matrix, 2006-2014

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Affordable Housing Bonuses and Incentives Ordinance	Community Development Dept.	General Fund (Redevelopment is no longer available)	Continue to be promoted during the planning period.	Not Applicable
Affordable Housing Program	Community Development Dept.	Other funding sources needed (Redevelopment is not available)	Continue to be promoted during the planning period.	Not Applicable
CalHome Program	Community Development Dept.	Community Development Block Grants	Continue to be promoted during the planning period.	Not Applicable
Code Enforcement Program	Public Safety Dept.	General Fund and CDBG	To be continued during the planning period.	125 units corrected during planning period
Community Development Block Grant (CDBG) Program /Section 8 Program	Community Development Dept.	Community Development Block Grants	To be continued during the planning period.	203 vouchers provided during planning period
Developer Consultation Program	Community Development Dept.	General Fund	To be continued during the planning period.	Not Applicable
Down Payment and Closing Cost Assistance Program	Community Development Dept.	Other funding sources needed (Redevelopment is not available)	Continue to be promoted during the planning period.	Not Applicable
Energy Conservation Program	Community Development Dept.	General Fund	Continued during the planning period.	Not Applicable
Environmental Review Program	Community Development Dept.	General Fund	Project-by-project basis	Not Applicable
Fair Housing Program	Community Development Dept. And State Dept. of Consumer Affairs	Community Development Block Grants	To be continued during the planning period.	190 households assisted during planning period
Homeless Program/HUD Emergency Shelter Grants	Community Development Dept. and Dept. of Housing & Urban Development	Community Development Block Grants	To be continued during the planning period.	100 persons referred during planning period
Lead-Based Paint Hazards Removal Program	Community Development Dept.	Community Development Block Grants	To be continued during the planning period.	32 units during planning period

**Table 29
5-Year Housing Program Implementation Matrix, 2006-2014**

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Low and Moderate- Income Housing Program	Community Development Dept.	Other funding sources needed (Redevelopment is not available)	Continue to be promoted during the planning period.	10 units during planning period
Mortgage Credit Certificate Program	Community Development Dept.	Non Local Source	Continue to be promoted during the planning period.	5 certificates per year
Residential (Rebate) Rehabilitation	Community Development Dept.	Other funding sources needed (Redevelopment is not available)	To be continued during the planning period.	25 units assisted during planning period
Second Unit Ordinance	Community Development Dept.	General Fund	To be continued during the planning period.	Not Applicable
Single-Family Mortgage Revenue Bond Program	Community Development Dept.	Non Local Source	Continue to be promoted during the planning period.	10 units
Zoning Conformity	Community Development Dept.	General Fund	To be completed by 2 nd quarter of 2014.	Not Applicable

Source: City of Paramount, 2010.

As indicated in Section 3.2 of this Housing Element, the City’s current (5th Cycle) 2014-2021 Regional Housing Needs Allocation (RHNA) is 103 housing units. In addition, there is an unmet need of 961 units from the 2008-2014 (4th Cycle) planning period. The total combined unmet need for the 4th Cycle and 5th Cycle is 1,064 units. In other words, the RHNA calls for these 1,064 additional units to be provided during the 2014-2021 planning period. Of the 1,064 housing units needed to accommodate future need, 274 units should be allocated to extremely low and very low-income households, 167 units should be provided for low-income households, 182 units should be provided for moderate-income households, and 441 units should be provided for households with above moderate-incomes. Table 30 summarizes the quantified housing objectives for both the 4th and 5th Housing Element Cycles.

**Table 30
Quantified Objectives for the 4th and 5th Cycle**

Income Category (RHNA Objective)	New Construction 4th Cycle/5th Cycle	Rehabilitation	Conserved & Preserved Units
Extremely Low-income	124 units/13 units	500 units ⁷ 150 units ⁸ .	125 ⁹
Very Low-income	124 units/13/units		
Low-income	151 units/16 units		
Moderate Income	165 units/17 units		
Above Moderate	397 units/44 units		
	961 units/103 units	650 units	125 units

3.6 PAST PERFORMANCE OF HOUSING ELEMENT POLICIES AND PROGRAMS

This Housing Element was prepared, reviewed, and adopted according to Section 65588 of the State Housing law. This section prescribes for the timely review and update of all housing elements and requires that the City evaluate all of the following:

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

Section 65581 of the Government Code includes a description of the need for periodic review of the housing element. Generally, cities have an important role to play in achieving the State housing goals and it is the locality, in each case, that can best determine how it will direct its efforts. It is this process of review and evaluation that permits local officials to evaluate trends in the community. Local officials, through this process, are able to initiate new programs that will further housing goals. This Housing Element update incorporates the State requirements with the local conditions, and is based upon the 1984 revision.

3.6.1 GOALS INCLUDED IN THE PREVIOUS HOUSING ELEMENT

The previous Housing Element contained a set of goals *and* policies and their overall stated intent was “to promote an optimum state of housing in the City of Paramount.” Towards this end, the following goals were included as a means “to provide guidance for the City's response to housing needs and the requirements of the planning process.”

- *Goal 1.* Develop safe and attractive residential environments free of adverse land use incompatibilities.
- *Goal 2.* Provide the City's residents with access to local and regional employment opportunities, community facilities, and proper services.
- *Goal 3.* Promote the maintenance and enhancement of the existing viable housing stock and neighborhoods within the City.
- *Goal 4.* Reduce the incidence of substandard housing and seriously overcrowded living conditions.
- *Goal 5.* Provide suitable sites for housing development that accommodate a range of housing by type, size, location, price, and tenure.
- *Goal 6.* Continue to provide housing opportunities for the various economic segments and special needs households of the City, including senior citizens and handicapped households.
- *Goal 7.* Continue to provide affordable housing opportunities for both owner and renter households.

- *Goal 8.* Continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, sexual orientation, familial status, disability, source of income, and other factors.

3.6.2 POLICIES INCLUDED IN THE PREVIOUS HOUSING ELEMENT

In addition to the aforementioned goals, the previous Housing Element contained a number of “policies” arranged according to the following three key issue areas:

- The conservation and improvement of the City’s existing housing stock;
- The removal of those governmental constraints identified in the Housing Element; and,
- The promotion of housing opportunities.

According to the previous Housing Element, the following policies would be effective in helping to conserve and improve the existing housing stock in the City:

- *Policy.* Continue to enforce the adopted codes which set forth the City's minimum acceptable standards for the occupancy of existing housing.
- *Policy.* Encourage the development of residential uses in strategic proximity to employment centers and transportation routes.
- *Policy.* Implement the following criteria for evaluation of sites for affordable housing: adequate public services and facilities; adjacent land uses that are compatible with residential development; and convenient access to public transportation and freeways, employment centers, recreational facilities (passive and active), schools, and neighborhood commercial areas.

According to the previous Housing Element, the following policies would be effective in the removal of governmental constraints:

- *Policy.* Continue to process applications for residential developments on a streamline basis.
- *Policy.* Utilize "specific plans" as a means to expedite residential developments addressing the City's housing needs.

Finally, according to the previous Housing Element, the following policies would be effective in promoting housing opportunities:

- *Policy.* Promote housing within its jurisdiction that meets the special needs of the elderly, handicapped, and large families.
- *Policy.* Promote housing practices within the City which reduce the effects of discrimination based on arbitrary factors such as race, color, religion, age, sex, family size, marital status, familial status, sexual orientation, disability, ancestry, or national origin.

Table 31 indicates those goals and policies that were included in the previous Housing Element and their status with regard to the current Housing Element. This Housing Element has been simplified to include only “policies.” The previous Housing Element’s goals and policies were very similar in that the stated

objectives appeared to have a similar function that was largely indistinguishable from the Housing Element policies.

**Table 31
Previous Housing Element Goals & Policies Matrix**

Goal/Policy Included in the Previous Housing Element	Eliminated	Revised	Unchanged	Status of Goal/Policy in this Housing Element
<i>Goal 1.</i> Develop safe and attractive residential environments free of adverse land use incompatibilities.			●	Retained in Housing Element as Policy 1.2.
<i>Goal 2.</i> Provide the City's residents with access to local and regional employment opportunities, community facilities, and proper services.		●		Retained in Housing Element as Policy 2.2.
<i>Goal 3.</i> Promote the maintenance and enhancement of the existing viable housing stock and neighborhoods within the City.			●	Retained in Housing Element as Policy 1.1.
<i>Goal 4.</i> Reduce the incidence of substandard housing and seriously overcrowded living conditions.			●	Retained in Housing Element as Policy 1.3.
<i>Goal 5.</i> Provide suitable sites for housing development that accommodate a range of housing by type, size, location, price, and tenure.			●	Retained in Housing Element as Policy 3.2.
<i>Goal 6.</i> Continue to provide housing opportunities for the various economic segments and special needs households of the City, including senior citizens and handicapped households.			●	Retained in Housing Element as Policy 3.3.
<i>Goal 7.</i> Continue to provide affordable housing opportunities for both owner and renter households.			●	Retained in Housing Element as Policy 3.3.
<i>Goal 8.</i> Continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.			●	Retained in Housing Element as Policy 5.1.
<i>Policy.</i> Continue to enforce the adopted codes which set forth the City's minimum acceptable standards for the occupancy of existing housing.	●			Policy was eliminated. The City is obligated to adhere to any applicable building codes and standards.
<i>Policy.</i> Encourage the development of residential uses in strategic proximity to employment centers and transportation routes.	●			Policy was eliminated since it was more relevant as a land use policy.
<i>Policy.</i> Implement the following criteria for evaluation of sites for affordable housing: adequate public services and facilities; adjacent land uses that are compatible with residential development; and convenient access to public transportation and freeways, employment centers, recreational facilities (passive and active), schools, and neighborhood commercial areas.	●			Policy was eliminated. The criteria referred to in the policy are regulated under the City's Zoning and General Plan.
<i>Policy.</i> Continue to process applications for residential developments on a streamline basis.			●	Retained in Housing Element as Policy 4.1.
<i>Policy.</i> Utilize "specific plans" as a means to expedite residential developments addressing the City's housing needs.	●			Policy was eliminated.

**Table 31
Previous Housing Element Goals & Policies Matrix**

Goal/Policy Included in the Previous Housing Element	Eliminated	Revised	Unchanged	Status of Goal/Policy in this Housing Element
<i>Policy.</i> Promote housing within its jurisdiction which meets the special needs of the elderly, handicapped, and large families.			●	Retained in new Housing Element as Policy 5.1.
<i>Policy.</i> Promote fair housing practices within the City which reduce the effects of discrimination based on arbitrary factors such as race, color, religion, age, sex, family size, marital status, familial status, sexual orientation, disability, ancestry, or national origin.			●	Retained in new Housing Element as Policy 5.2.

Source: City of Paramount, 2009.

3.6.3 PROGRAMS INCLUDED IN THE PREVIOUS HOUSING ELEMENT

The previous Housing Element also included a number of programs that were to be implemented as a means to further the City’s policies with respect to housing. The previous Housing Element included a number of housing programs geared for new housing development, housing rehabilitation, and the provision of affordable housing. Those programs that were included in the previous element are identified in Table 32. The program is described in the left-hand column and the effectiveness of the housing program is described in the right-hand column.

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Affordable Housing Bonuses and Incentives Ordinance. As required under the Government Code, this program provides for bonuses and other incentives in the City’s Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. This program reflects the affordable housing density bonus requirements contained in the City of Paramount Zoning Ordinance (Section 44-57, Density in Multiple-Family Residential Zones).</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. During the previous planning period, there were no requests for density bonuses for affordable housing. The program will continue to be implemented during the current planning period since it is a required program pursuant to State Law. In addition, this program will be instrumental in providing affordable housing in the future given the loss of redevelopment.</p>
<p>Affordable Housing Program. The Affordable Housing Program provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing. The program can assist Group Homes/Congregate Care, Homeless Shelters, Mobile Home Park Purchase Assistance, New For-Sale Housing, New Rental Housing, Rehab of Apartments, Rehab of Owner-Occupied Housing, Self-Help Housing, Single Room Occupancy (SRO) Hotels, and Transitional Housing.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. During the previous planning period, the Agency purchased two properties and assisted in the construction of two units. The program will continue to be implemented during the current planning period. The program will be continued though significant funding constraints associated with the loss of redevelopment set-aside as a source of funding.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>CalHome Program. The program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. Direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. This enables low and very low-income households to become or remain homeowners. Activities eligible for these loans are as follows: redevelopment, site development, new construction, rehabilitation, acquisition and rehabilitation, down payment assistance, mortgage financing, home buyer counseling, and technical assistance for self-help projects or shared housing. A share of funds is also allocated for the rehabilitation, replacement and the repair of manufactured homes.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period.</p>
<p>Clearwater East Specific Plan Amendment Program. To accommodate the regional housing need of 404 units affordable to lower-income households, the City will expand the permitted uses allowed on infill sites #1 and #2 in the Clearwater East Specific Plan. The zoning and land use designations that are applicable to the Clearwater East Specific Plan will be amended to permit densities ranging from a minimum of 20 units per acre up to 30 units per acre to facilitate the development of affordable housing. The rezoned sites will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action). In addition, at least 50 percent of the remaining 404 units will be accommodated on sites zoned exclusively for residential uses.</p>	<p>This program was a new program that was included in the 4th Housing Element Cycle. The City was unable to implement this program during the 4th Cycle because of a significant reduction in the City’s budget due to the loss of Redevelopment funds. Three staff positions in the Community Development Department were eliminated. This program remains a priority in that the Specific Plan Amendment is critical in enabling the City to accommodate its unmet RHNA.</p>
<p>Code Enforcement Program. Under this program city personnel refers property owners cited for Code violations to housing rehabilitation assistance programs as a means to provide financial assistance to qualifying households. Because of the limited number of staff members available for code enforcement and building code enforcement activities, the City typically responds to maintenance problems on a complaint basis. In cases of extreme hardship, the Appeals Board grants extensions of time and often refers the property owner to the Neighborhood Improvement Program, where, depending on the resident's income status, RDA Low Moderate and CBDG funds are available to assist in needed repairs.</p>	<p>This program was implemented throughout the planning period. A total of 125 units were corrected during the planning period. The program will continue to be implemented during the current planning period.</p>
<p>Community Development Block Grant (CDBG) and Section 8 Program The City of Paramount administers two programs that provide rent subsidies to eligible low-income person and families who rent units in the private housing market. Funds are provided through the U.S. Department of Housing and Urban Development (HUD). These are the principal HUD programs for assisting households in obtaining decent, safe, and sanitary housing. The overall program is administered by HUD and provides Federal funds to local jurisdictions for housing assistance. These funds are then used to provide grants to low- and moderate-income homeowners.</p>	<p>This program was implemented throughout the planning period. A total of 203 vouchers were provided during the planning period. The program will continue to be implemented during the current planning period. With the loss of redevelopment set-aside funds, CDBG will be the predominant source of funding to assist lower income households. The use of CDBG to assist lower income households will likely increase in the absence of any replacement for the redevelopment tax increment.</p>
<p>Developer Consultation Program. This program promotes consultation with developers to assist in expanding housing opportunities in order to assist in the development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. The City will continue to investigate the potential for land acquisition and/or “write-downs” for future projects as a means to remove barriers to affordable housing.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period. As development in the area rebounds, more consultation will be required.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Down Payment and Closing Cost Assistance Program. This program provides a 4% down payment and closing cost assistance for those who do not have the funds or for those who do have the funds but the ratio is too high. The down payment and closing cost assistance releases the buyer’s funds to pay off loans, thus reducing the ratios and improving purchasing power. There are no first time home buyer restrictions and the qualifying person can not be making more than 120% of the State or County median family income, whichever is greater. The assistance is available through the Independent Cities Lease Finance Authority/Independent Cities Association qualified Fresh Rate Program lenders.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period.</p>
<p>Emergency Shelter Zoning Assistance Program/HUD Emergency Shelter Grants. This program provides funds for the renovation, major rehabilitation or conversion of building to be used as emergency shelters for the homeless and for certain operating and social service expenses. The program can assist homeless shelters, operation administration, and social Services. The City of Paramount has developed a comprehensive strategy to address homelessness. This strategy is comprised of activities to address the following priorities: emergency and transitional housing; persons at risk of becoming homeless; and persons in transition from homeless to permanent housing. As outlined in the City of Paramount’s HUD Consolidated Plan (for the years 2012 to 2017), the City will continue to monitor the number of homeless persons to ensure that this problem is not increasing. In addition, the City and the Redevelopment Agency will cooperate in the development of opportunities for additional affordable housing and home buyer opportunities.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period. No requests were submitted to the City concerning the construction and/or operation of an emergency shelter during the previous planning cycle.</p>
<p>Energy Conservation Program. Under this program, the City will review the Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State’s construction codes requiring energy efficiency in new construction.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period.</p>
<p>Environmental Review (CEQA) Program. The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. Issue areas that will be addressed in the environmental analysis include: <i>earth and geology, air quality, water and hydrology, plant life, animal life, noise, light and glare, land use, natural resources, risk of upset, population, housing, traffic and circulation, public services, energy, utilities, human health, aesthetics, recreation, and cultural resources</i>. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The City utilized the CEQA infill exemption for all of the residential developments that were subject to CEQA during this planning period. The program will continue to be implemented during the current planning period.</p>
<p>Fair Housing Program. The City will continue to contract with Fair Housing of Long Beach to process complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes.</p>	<p>This program was implemented throughout the planning period. A total of 190 households were assisted during the planning period. The program will continue to be implemented during the current planning period.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Infill Sites Redevelopment Program. The City will encourage and facilitate development on the two infill sites identified in Section 3.3 by providing assistance with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers including technical assistance to acquire necessary funding, offering fee waivers and deferrals for affordable housing projects. On an annual basis, the City will also organize special marketing events, workshops geared towards the development community, and post the sites inventory on the City's webpage. The City will monitor and evaluate development of underdeveloped parcels on a bi-annual basis and report on the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will identify additional sites, and/or revise or add additional incentives.</p>	<p>This program was a new program that was included in the 4th Housing Element Cycle. This program remains a priority in that the Specific Plan Amendment is critical in enabling the City to accommodate its unmet RHNA. This program will be fully implemented by the end of 2014.</p>
<p>Lead-Based Paint Hazards Removal Program. A number of actions will be undertaken by the City as a means to evaluate and reduce lead-based paint hazards. The City will provide additional information to staff regarding lead-based paint hazards and abatement strategies; coordinate efforts to address lead-based paint hazards; evaluate the rehabilitation guidelines to ensure that lead-based paint hazard reduction procedures and per-unit subsidies are sufficient; and evaluate current literature regarding its information content concerning lead hazards for landlords, managers and tenants.</p>	<p>This program was implemented throughout the planning period. A total of 32 units were assisted during the planning period. The program will continue to be implemented during the current planning period.</p>
<p>Lookin' Good Program. During 1987-89, the City funded and operated a proactive property improvement program, the <i>Let's Get Paramount's Neighborhoods Lookin' Good</i> program, where troubled properties Citywide were identified, and both materials and labor were provided free of charge to fix up the homes. During the first two years of the program, approximately 1,000 properties were assisted. The City also operates a tool loan program, which makes the most commonly-needed tools for home repair and maintenance available to City residents at no cost. Graffiti is also removed at no cost, and inoperative vehicles may be towed away free.</p>	<p>This program was implemented throughout the planning period. A total of 50 units were assisted during the planning period. The program was discontinued due to the lack of funding.</p>
<p>Lot Consolidation Program. The City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedures will be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include allowing higher densities once larger parcels are consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. This program is new and will be initiated during this planning period.</p>	<p>This program was a new program that was included in the 4th Housing Element Cycle and will continue to be implemented. No specific development was assisted since the 4th Cycle's Housing Element was adopted in 2012. This program remains a priority in that Redevelopment is no longer available as a means to consolidate lots.</p>
<p>Mixed Use Program Description. The City will encourage housing development in those zone districts (C-3) where mixed use development is permitted by allowing administrative processing of lot consolidation requests, providing assistance with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, modifying development standards such as set backs and parking, and provide financial support where available for mixed use affordable projects. On an annual basis, the City will organize special marketing events geared towards the development community and posting the sites inventory on the City's webpage.</p>	<p>This program was a new program that was included in the 4th Housing Element Cycle. The C-3 Zone now permits Mixed Use Development. The General Plan's Land Use Element now reflects this land use (Mixed Use) in the Commercial land use designation.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Removal of Governmental Constraints Program. This program is a new program that was initiated during the current planning period and involves a review and update of the City’s Zoning Ordinance. This update is designed to eliminate duplication and redundancy and to make the Zoning Ordinance more user-friendly. In addition, the Zoning Ordinance will eliminate the definition of “family” as part of the current revision. The review will also include development standards related to building height, setbacks, and density bonus requirements for qualified affordable housing. The zoning requirements will be revised to ensure that it conforms to the density bonus requirements outlined in Government Code Section 65915.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. This program will continue to be implemented.</p>
<p>Residential Rehabilitation. The City of Paramount is offering cash grants through the Residential Rehabilitation Program to qualified home owners for necessary exterior improvements to their property. To qualified applicants, the City will provide a grant of 75% of the total cost of the improvements, dependent on income category. Applicants who are within the low-income category shall provide 25% of the total cost of the work. To be eligible to participate in the program, the applicant must be a resident of the City of Paramount, the home must be a single-family dwelling located within the City limits and meet the programs rehabilitation standards, the applicant must own and occupy the home, and the total household income must fall within the very low- or low-income categories.</p>	<p>This program was implemented throughout the planning period. A total of 62 units were assisted during the planning period. The program will continue to be implemented during the current planning period.</p>
<p>RHNA Objective Monitoring Program. To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within the infill sites below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. This program will continue to be implemented. No residential development occurred since 2013 that was applicable to this program.</p>
<p>Low- and Moderate-Income Housing Program. The Low- and Moderate-Income Housing Program is part of the Paramount Redevelopment Agency’s Implementation Plan For Redevelopment Areas 1, 2, and 3. This program utilizes Agency funds specifically set aside for the expansion of affordable housing opportunities. Three redevelopment project areas have been established in Paramount. The most direct relationship of the Redevelopment Project Areas to the Housing element is the "Affordable Housing Fund," which must be used to assist low- and moderate-income housing. To address the problems that arose with regard to the effect of redevelopment on low- and moderate-income housing, the State legislature enacted changes in the 1980s to the Community Redevelopment Law, which requires redevelopment agencies to initiate activities that will assist in the production of low- and moderate-income housing.</p>	<p>This program was implemented throughout the planning period. A total of 10 units were assisted during the planning period. The program will continue to be implemented during the current planning period. During the previous housing element cycle, this program relied on Redevelopment set-aside tax increment revenue as the funding source. While other strategies have been identified for this cycle, the effectiveness of this program will be severely constrained.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Mortgage Credit Certificate (MCC) Program. This program offers the first-time home buyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time home buyer qualify for a loan by allowing a lender to reduce the housing expenses ratio by the amount of tax savings. Low- and moderate- income households get a 20% credit on the annual interest paid on their mortgages. Upper income households get a 10% credit. The remainder of the mortgage interest is taken as a deduction from income in the usual manner.</p>	<p>This program was implemented throughout the planning period. A total of 5 certificates were issued annually during the planning period. The program will continue to be implemented during the current planning period.</p>
<p>Reasonable Accommodation Program. Under this program, the City will adopt a <i>Reasonable Accommodation Ordinance</i> to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. This program will continue to be implemented.</p>
<p>Second Unit Ordinance. This Ordinance permits the construction of second units pursuant to the City's Zoning Code as required in Section 65852.2 of the State of California Government Code. The City adopted a Second Unit Ordinance in July, 1983. The ordinance allows second units subject to meeting certain R-1 zone requirements, such as 3-foot setbacks and parking standards. Although demand for second units in R-1 zones has been small, the existing ordinance does not preclude this development. In addition, the City's Zoning Code provides for the legalization of garage conversions in the R-2 and R-M zones. The Code states that any garage converted prior to July 1, 1986, is deemed legally non-conforming, providing parking requirements can be met.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. No applications for second units were submitted to the City during the previous planning period. The program will continue to be implemented during the current planning period. This program may become more effective with the rebounding housing market and will be a potential source of housing for households with extremely low and very low incomes.</p>
<p>Single-Family Mortgage Revenue Bond Program. Southern California Home Financing Authority (SCHFA) is a joint power authority between Los Angeles and Orange Counties. SCHFA issues tax-exempt mortgage revenue bonds for low- and moderate-income first time homebuyers. The funds for this program are available on a first-come, first-served basis.</p>	<p>This program was implemented throughout the planning period. A total of 190 households were assisted during the planning period. The program will continue to be implemented during the current planning period.</p>
<p>Single-Room Occupancy Housing Program. Single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. As a means to finance this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low income households as part of the development of SRO housing. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's R-M multiple-family zones as well as in those areas where mixed use development is contemplated.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. No specific applications for SRO development were received during the 4th Cycle. The City will complete the amendments to the City's R-M zone by the end of the second quarter of 2014.</p>

**Table 32
Evaluation of Past Housing Element Programs**

Description of Previous Housing Element Program	Description of Implementation
<p>Supportive Housing Program. The State requires that local governments take a proactive role in facilitating the review and approval process. The State also requires the Housing Element identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single-family detached unit or an apartment building. The City of Paramount will permit supportive housing within all of the residential Zone districts.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. No specific applications for supportive housing were received during the 4th Cycle. The City will complete the amendments to the Zoning Ordinance by the end of the second quarter of 2014.</p>
<p>Transitional Housing Program. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. The City intends to comply with State law regarding the provision of transitional housing. Transitional housing will be a permitted use in all of the City’s residential Zone districts and subject to those restrictions that are applicable to the other residential uses of the same type in the same zone.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. No specific applications for transitional housing were received during the 4th Cycle. The City will complete the amendments to the Zoning Ordinance by the end of the second quarter of 2014.</p>
<p>Underutilized Parcel Information. To encourage and facilitate the development of housing affordable to lower income households on sites zoned R-M (Multiple-Family Residential) the City will continue to work with residential developers that are constructing affordable units to identify alternatives that may represent a cost savings on a case-by-case basis. The City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the buildout projections described in the General Plan.</p>	<p>This program was a new program that was initiated during the 4th Cycle Housing Element Update. This information is available to developers on request.</p>
<p>Zoning Conformity. The City will review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. Pursuant to State law, manufactured housing is permitted in R-1 zones. The standards applied to such housing are the same as those governing stick built housing. There are an estimated 1,290 mobile homes in the City of Paramount. The mobile home units located in mobile homes parks are legal, non-conforming uses. These are considered as such primarily on the basis of density and the zones in which they are located.</p>	<p>This program was implemented throughout the planning period. No quantified objectives were identified for this program. The program will continue to be implemented during the current planning period. The City was unable to implement this program during the 4th Cycle because of a significant reduction in staffing (three positions in the Community Development Department, alone).</p>



APPENDIX A
HOUSING INFILL SITES STUDY

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HOUSING OPPORTUNITY INFILL AREA

The primary infill housing strategy focuses on the identification of a specific area of the City that could be developed in residential uses. Two available sites were identified as potential candidates that would enable the City to accommodate its RHNA allocation. Both infill sites are presently occupied by surface parking lots that are being used by the Paramount Swap Meet. All of the parcels are contiguous and Paramount Boulevard extends along the area's easterly side and Somerset Boulevard extends along the area's southerly side. Both of the Infill Sites are located within the Clearwater East Specific Plan which permits residential development. The existing Zoning designation that is applicable to the majority of the two Infill Sites is Light Industrial (M-1). One site is currently developed as a church, though this parcel (Parcel 12) is currently zoned as Residential Multiple (RM). The following paragraphs (and Table 28) indicate the potential development that may be realized with both infill sites being developed as residential. The calculation of realistic capacity first began with a development density of 22 units per acre. The analysis also considers a theoretical development density range of between 20 units per acre and 30 units per acre. The 30 unit per acre density corresponds to the default density for high-density residential development in urban Los Angeles County. The two infill sites are located next to Paramount Boulevard which provides arterial access to both infill sites. In addition, sewer and water lines are located within the streets that would serve the sites. The two infill sites are described further in the paragraphs below.

INFILL SITE #1

Infill Site #1 consists of three parcels (Parcel 21, Parcel 24, and Parcel 26) located within the existing Paramount Swap Meet grounds. Parcels 21 and 26 are currently paved over and used for surface parking and are presently under single ownership and no buildings are located within Parcels 21 and 26. Parcel 24 is located to the north of the swap meet area just east of Bianchi Way and is occupied by a labor union hall building and a surface parking lot. The three parcels have a net land area of 13.6 acres. The net land area used to calculate the development density assumes that 15% of the total lot area will be devoted to streets and common open space. There is a potential for 298 units assuming a development density of 22 units per acre. There is a potential for between 272 units and 408 units when considering a density range of between 20 units per acre and 30 units per acre. Infill Site #1 is illustrated in Exhibit 7.

INFILL SITE #2

Infill Site #2 consists of four parcels (Parcel 12, Parcel 23, Parcel 25, and Parcel 44). Parcel 44 is also located within the Paramount Swap Meet and is occupied by surface parking. Parcels 23 and 25 are also largely developed in surface parking, though portions of the two parcels are occupied by older industrial buildings. Finally, Parcel 12 is located just behind the Paramount Boulevard frontage. The building that occupies Parcel 25 is older and currently vacant. A small portion of Parcel 23 (approximately 14,000 square feet in area) is occupied by a tilt-up concrete building that has frontage along the north side of Somerset Boulevard. Parcel 12 consists of a parking area and turf area located to the rear of a church. The four parcels have a total net land area of 29.6 acres. There is a potential for 672 units assuming a development density of 22 units per acre. There is a potential for between 884 units and 1,326 units when considering a density range of between 20 units per acre and 30 units per acre. Infill Site #2 is illustrated in Exhibit 8.

BUILD-OUT OF INFILL SITES #1 AND #2

As indicated previously, the unmet RHNA total for the City is 961 units. The development of both Infill Sites at 22 units per acre would permit the construction of 970 units within the two infill areas which exceed the RHNA's unmet need. When assuming a density range of between 20 units per acre to 30 units per acre, a total of 884 units to 1,326 units are possible. A breakdown of the development potential for both Infill Sites is provided in Table 33. Overall, the two infill sites could support 970 units assuming a development density of 22 units per acre (refer to Table 33). In addition, the potential future development will easily accommodate the unmet RHNA need for the following income categories:

- *Extremely Low-income* - 124 units.
- *Very Low-income* - 124 units.
- *Low-income* – 156 units.
- *Moderate Income* – 168 units.
- *Above Moderate Income* – 445 units.

The area subject to this reuse plan is uniquely suited to redevelopment in residential land uses. First, the existing land uses largely consist of surface parking areas. In addition, schools are located in the immediate area within easy walking distance of potential future residents. In addition, community retail uses are located along Somerset Boulevard and Paramount Boulevard.

MARKET TRENDS

The likelihood of residential development occurring on the infill sites during the 5th Cycle Housing Element Cycle is high. Since 2008, residential development was severely constrained due to the lack of available credit that affected the entire nation and the severe recession in California. In the past 24 months, there has been resurgence in residential development due to the pent up demand for new housing and historically low interest rates. Housing prices within the larger Southern California market have experienced a rebound in the past six months. Finally, the market for apartments has been especially strong given the increased demand for rental housing.

A major constraint facing housing developers in the metro Southern California market is the lack of available land. Developers must often demolish existing improvements (commercial, industrial, and even residential) to accommodate new larger-scale residential planned development. In addition, these sites are often contaminated, requiring expensive and time-consuming remediation. Nevertheless, a number of recent residential development requests have occurred in the San Gabriel Valley and in South-Central Los Angeles County. The availability of Paramount's infill sites will be in high demand due to the relatively low development cost (very little demolition and cleanup) and its location in close proximity to schools and other services.

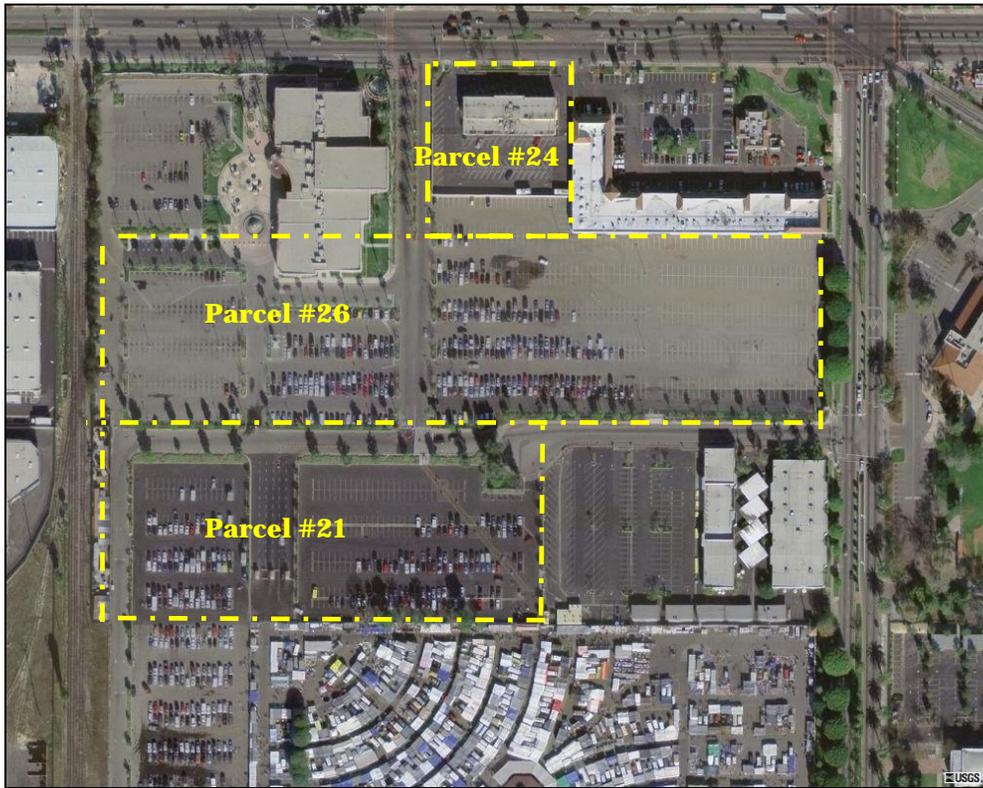
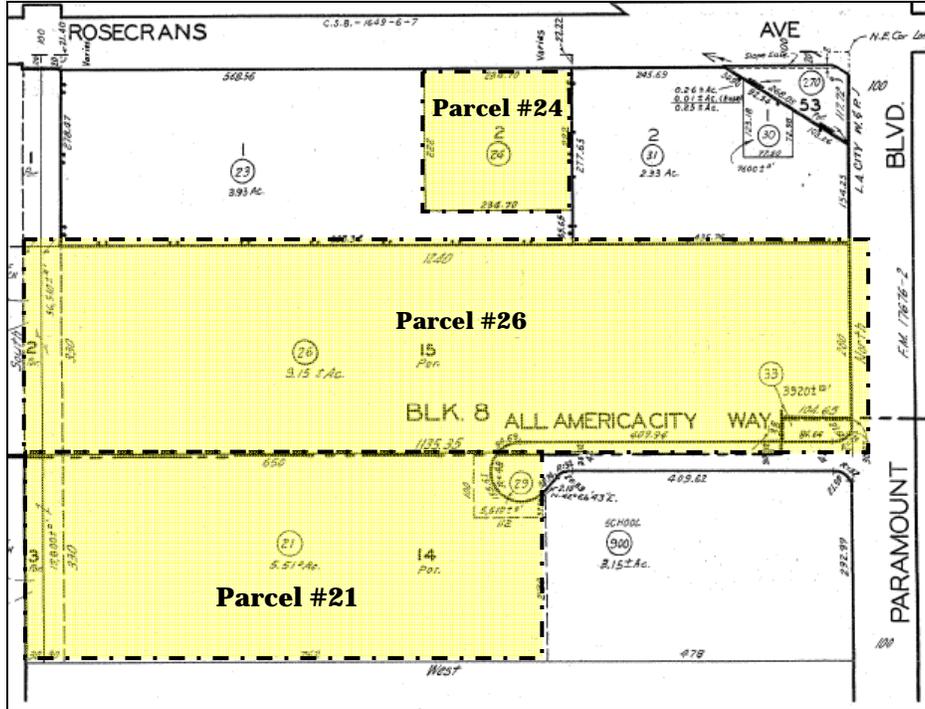


EXHIBIT 7
HOUSING INFILL SITE #1
Source: Los Angeles County Tax Assessor and TerraServer USA

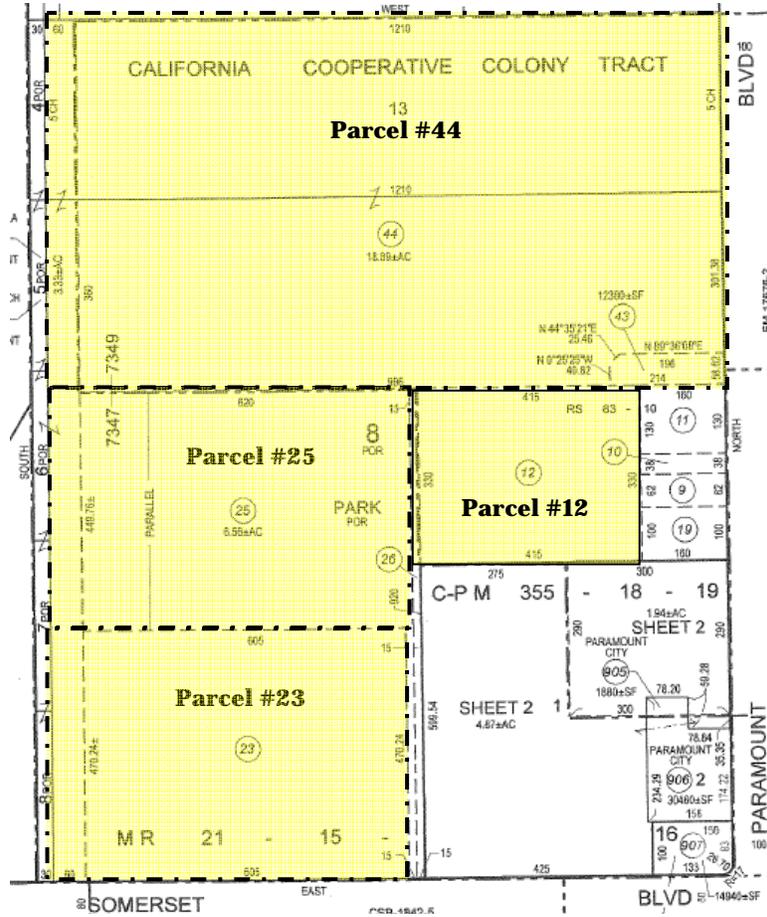


EXHIBIT 8 HOUSING INFILL SITE #2

Source: Los Angeles County Tax Assessor and TerraServer USA

**Table 33
Potential Infill Sites Development Study**

Site No. and Parcel	Land Use	Zoning and General Plan Designations	Gross Area (Net Area)¹	20-30 du/acre	22 du/acre
Site #1, Parcel 26	Paved surface parking lot used by swap meet	Light Manufacturing (M-1) Clearwater East Specific Plan	9.2 acres (7.8 acres)	156-234 units	171 units
Site #1, Parcel 21	Paved surface parking lot used by swap meet	Light Manufacturing (M-1) Clearwater East Specific Plan	5.5 acres (4.6 acres)	92-138 units	101 units
Site #1, Parcel 24	Single building (14,780 sq. ft.) and parking lot.	Light Manufacturing (M-1) Clearwater East Specific Plan	1.4 acres (1.2 acres)	24-36 units	26 units
Total for Site #1			16.1 acres (13.6 acres)	272-408 units	298 units
Site #2, Parcel 44	Paved surface parking lot used by swap meet	Light Manufacturing (M-1) Clearwater East Specific Plan	18.8 acres (15.9 acres)	318-477 units	349 units
Site #2, Parcel 25	Paved surface parking lot & vacant bldg.	Light Manufacturing (M-1) Clearwater East Specific Plan	6.5 acres (5.5 acres)	110-165 units	121 units
Site #2, Parcel 23	Paved surface parking lot & vacant bldg.	Light Manufacturing (M-1) Clearwater East Specific Plan	6.5 acres (5.5 acres)	110-165 units	121 units
Site #2, Parcel 12	Turf area and surface parking behind church building	Residential Multiple (RM) Clearwater East Specific Plan	4.3 acres (3.7 acres)	74-111 units	81 units
Total for Site #2			34.9 acres (29.6 acres)	612-918 units	672 units
Totals for Site #1 and Site #2				884-1,326 units	970 units
RHNA (Unmet Need)				-77 to 365 units	961 units

1. Net area considered that would be devoted to streets and common areas. The net area was assumed to be 85% of the gross land area.

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APPENDIX B
PARTICIPANTS IN CALIFORNIA’S FIRST RIGHT OF REFUSAL
PROGRAM

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APPENDIX B

PARTICIPANTS IN CALIFORNIA’S FIRST RIGHT OF REFUSAL PROGRAM

Organization	Address	City	Phone Number
Bank of America, N.A.	555 California St., 6th Floor	San Francisco	(415) 953-2631
3R Real Estate	3605 Long Beach Blvd.	Long Beach	(562) 989-3730
A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	(510) 891-9400
Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	(916) 381-2001
Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	(323) 231-4174
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	(925) 924-7100
American Communities, LLC.	250 N. Harbor Drive, No. 319	Redondo Beach	(310) 798-5656
Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	(619) 497-3075
Bentall Residential LLC	8105 Irvine Center Drive, Suite 830	Irvine	(949) 753-9555
Beyond Shelter Housing Develop. Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	(213) 251-2111
Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	(949) 862-1500
Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	(925) 457-256
BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	(877) 644-9422
Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	(415) 433-2000
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	(916) 443-4448
California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	(818) 550-9800
California Housing Finance Agency	100 Corporate Point, No. 250	Culver City	(310) 342-1256
California Housing Finance Agency	1121 L Street, Room 207	Sacramento	(916) 327-2731
California Housing Partnership Corp.	369 Pine Street, Suite 300	San Francisco	(415) 433-6804
California Human Development Corp.	3315 Airway Drive	Santa Rosa	(707) 523-1155
Chelsea Investment Corp.	725 South Coast Highway 101	Encinitas	(760)456-6000
Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	(415) 421-8605
Community Develop. & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	(310) 208-1888
Community Housing Assistance Program	3803 E. Casselle Ave	Orange	(714) 744-6252
Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	(818) 905-2430
Creative Housing Coalition	4612 Alta Canyon Road	La Canada	(805) 736-9342
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	(818) 708-2710
Domus Development, LLC	594 Howard St., Ste 204	San Francisco	(415) 856-0010
EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	(415) 258-1800
Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	(310) 971-8046
Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	(858) 824-6406
Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	(818) 712-6931

APPENDIX B
PARTICIPANTS IN CALIFORNIA’S FIRST RIGHT OF REFUSAL PROGRAM
(CONTINUED)

Organization	Address	City	Phone Number
Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	(949) 440-8277
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	(310) 204-2050
GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	(626) 441-5900
Hampstead Development Group, Inc.	4250 Louisiana Street	San Diego	(619) 543-4200
Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	(858) 456-6500
HELP Development Corp.	30 East 33rd St	New York City	(212) 779-3350
Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova	(916) 638-5000
Highland Pacific Development Co.	3230 Eastlake Avenue, Ste. B	Seattle	(206) 568-6566
Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	(503) 661-1999
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	(949) 622-1888
Linc Housing Corp.	100 Pine Avenue, # 525	Long Beach	(562) 435-2124
Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	(818)449-4004
MBK Management Corp.	23586 Calabasas Road, Ste. 100	Los Angeles	(818) 222-2800
Mercy Housing California	1360 Mission St., Suite 300	San Francisco	415-355-7160
Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	(303) 830-3374
National Housing Development Corp.	10621 Civic Center Drive, First Floor	Rancho Cucamonga	(909) 291-1400
National Housing Trust	P.O. Box 3458	Walnut Creek	(925) 945-1774
Newport Development, LLC	9 Cushing, Ste. 200	Irvine	(949) 923-7812
OSM Investment Co.	5155 Rosecrans Avenue, Ste. 120	Hawthorne	(310) 676-0451
Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	(775) 854-4332
Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	(800) 850-0694
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	(707) 762-2336
Related Companies of California	18201 Von Karman Ave. , Ste. 400	Irvine	(949)660-7272
Resources for Community Development	2730 Telegraph Ave.	Berkeley	(510). 841.4410
Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	(503) 661-1999
Skyline Real Estate Develop. & Acquisitions	P.O. Box 7613	Newport Beach	(949) 293-4705
SLSM, LLC	651 29th St.	San Francisco	(415) 826-0301
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	(714) 282-2520
Squier Properties, LLC	1157 Lake Street	Venice	(310) 418-6389
Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	(619) 582-4914
The John Stewert Co.	1388 Sutter St., 11th Floor	San Francisco	(415) 345-4400
The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21	Walnut Creek	(925) 939-5421

APPENDIX B
PARTICIPANTS IN CALIFORNIA’S FIRST RIGHT OF REFUSAL PROGRAM
(CONTINUED)

Organization	Address	City	Phone Number
Townspeople, Inc.	3960 Park Blvd	San Diego	(916) 327-2643
Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	(619) 794-2200
USA Properties Fund	2440 Professional Drive	Roseville	(916) 773-5866
Wakeland Housing & Community Develop.	625 Broadway, Ste. 1000	San Diego	(619) 235-2296
William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	(858) 244-0900
A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	(213) 480-0809
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	(310) 648-6648
Affordable Homes	P.O. Box 900	Avilla Beach	(805)
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	(760) 436-5979
BRIDGE Housing Corp.	One Hawthorne, Ste. 400	San Francisco	(415)
Century Housing Corp.	300 Corporate Pointe, Ste. 500	Culver City	(310) 642-2007
Century Pacific Equity Corp.	1925 Century Park East, Ste. 1900	Los Angeles	(310) 208-1888
City Housing Real Estate Services	PO Box 561574	Los Angeles	(562)
City of Pomona Housing Authority	505 South Garey Ave	Pomona	(909) 620-2120
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	(213) 252-4411
Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	(818) 503-1548
Community Rehabilitation Services, Inc.	4716 Cesar E. Chavez Ave.	Los Angeles	(323) 266-0453
DML & Associates Foundation	6043 Tampa Ave., Ste. 101A	Tarzana	(818) 708-2710
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	(562) 5957567
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	(323) 269-4214
Eden Housing, Inc.	409 Jackson St	Hayward	(510) 582-1460
FAME Housing Corporation	2248 S. Hobart Blvd.	Los Angeles	(323) 737-0897
Foundation for Affordable Housing, Inc.	2847 Story Rd.	San Jose	(408) 923-8260
Foundation for Quality Housing Oppor.	4640 Lankershim Blvd., #204	North Hollywood	(818) 763-0810
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	(323) 756-6533
Hart Community Homes	2807 E. Lincoln Ave.	Anaheim	(714) 630-1007
Hollywood Community Housing Corp.	1726 N. Whitley Ave.	Hollywood	(323) 469-0710
Home and Community	2425 Riverside Place	Los Angeles	(213) 910-9738
Hope - Net	760 S. Westmoreland Ave.	Los Angeles	(213) 389-9949
Housing Authority of the City of L.A.	P.O. Box 17157, Foy Station	Los Angeles	(213)
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	(323)
Jamboree Housing Corporation	2081 Business Center Dr #216	Irvine	(949)

APPENDIX B

PARTICIPANTS IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM (CONTINUED)

Organization	Address	City	Phone Number
Keller & Company	4309 Argos Drive	San Diego	
Korean Youth & Community Center, Inc.	680 S. Wilton Place	Los Angeles	(213) 365-7400
Latin American Civic Assoc.	340 Parkside Dr.	San Fernando	(818) 361-8641
Long Beach Affordable Housing Coalition	110 West Ocean Blvd., # 350	Long Beach	(562) 983-8880
L. A. Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	(323) 656-4410
Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	(213) 629-2702
L. A. Housing Dept/Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	(213) 808-8654
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	(213) 629-9172
Los Angeles Low Income Housing Corp.	1041 South Crenshaw	Los Angeles	(323) 954-7575
LTSC Community Development Corp.	231 East Third Street, Ste. G 106	Los Angeles	(213) 473-1680
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	(805) 496-4948
Matinah Salaam	3740 Barrington Drive	Concord	(925) 671-0725
Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	(310) 477-4942
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	(916) 231-1999
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	(714) 282-2520
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	(714) 288-7600
Pico Union Housing Corp.	1345 S. Toberman	Los Angeles	(213)
Poker Flats LLC	1726 Webster	Los Angeles	
Shelter For The Homeless	15161 Jackson St.	Midway City	(714) 897-3221
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	(213) 683-0522
Southern California Housing Develop. Corp.	8265 Aspen St., Ste. 100	Rancho Cucamonga	(909) 483-2444
Southern California Presbyterian Homes	516 Burchett Street	Glendale	(818) 247-0420
The East Los Angeles Community Union	5400 East Olympic Blvd., Ste. 300	Los Angeles	(323)721-1655
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	(562) 570-6926
West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	(323) 650-8771
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	(818) 222-2800
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	