

HOUSING

SECTION 3: HOUSING ELEMENT

INTRODUCTION

The Housing Element of the *Whittier General Plan* is concerned with housing in the City. The primary focus of the Housing Element is to encourage the provision of suitable housing and to protect the vitality of existing residential neighborhoods. Through its housing programs, the City will encourage the production of new housing to meet future needs and will conserve the existing housing stock.

The Housing Element of the City of Whittier has been reviewed and approved by the State Department of Housing and Community Development in 1993. The Comprehensive Housing Affordability Strategy (CHAS) for Whittier, which was adopted in 1992, is consistent with this Element. The CHAS was prepared to identify priorities in housing, as required by the Federal Department of Housing and Urban Development.

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of *Section 65580-65589.5 of the California Government Code*. State law is very specific on the content of the Housing Element and makes it clear that the provision of affordable housing is the responsibility of all local governments. The requirements of State law are outlined in Table 3-1. *Section 65583* of the Government Code of the State of California contains the legislative definition of a housing element:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvements, and development of housing. The housing element shall identify adequate sites for housing and mobile-homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The specific information and analysis that must be included in housing elements have been regularly changed by state legislation. There have also been changes in the City and regional housing market which require reevaluation in the element. The focus of the Housing Element is to analyze and evaluate the City's housing resources and programs to ensure that they are effective in meeting the needs of the residents of the community.

TABLE 3-1 HOUSING ELEMENT REQUIREMENTS	
California Government Code, Section 65583	
(a)	Needs Assessment and Inventory of Constraints and Resources <ol style="list-style-type: none"> (1) Population and employment trends (2) Household and housing stock characteristics (3) Land inventory and analysis of infrastructure (4) Governmental constraints (5) Nongovernmental constraints
	<ol style="list-style-type: none"> (6) Special housing needs <ul style="list-style-type: none"> ■ Female-headed households ■ Overcrowding ■ Farm workers ■ Elderly ■ Handicapped ■ Homeless (7) Energy Conservation (8) Publicly Assisted Housing Developments
(b)	Statement of Goals, Quantified Objectives, and Policies
(c)	Five-Year Housing Program <ol style="list-style-type: none"> (1) Adequate sites (2) Assist development of affordable housing (3) Remove governmental constraints (4) Conserve existing housing stock (5) Promote equal access to housing (6) Preserve low-income housing
(d)	Description of Public Participation Program in the formulation of Housing Element goals, policies, and programs.
California Government Code, Section 65584	
	(1) A description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.
California Government Code, Section 65588	
(a)	Review of Past Element
Source: State of California Office of Planning Research	

The housing needs of the City may be identified through the characteristics of its population and households, employment growth trends, and the analysis of groups which may have special housing needs. Housing resources include the City's housing stock characteristics, land available for residential development, and facilities that support existing residential communities. By matching its resources with its housing needs, the City will be able to: 1) identify households or groups

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which do not have adequate housing, 2) determine the affordability of the housing stock in relation to household income, 3) evaluate the capacity of the City to accommodate future residents, and 4) address other housing concerns which require attention in the City's housing program. The discussion of governmental, economic, and physical constraints to the development of housing, and opportunities for energy conservation further expand on the factors that affect housing costs and production.

The Housing Element Background Report details the population, household and housing characteristics of the City. The primary housing issues in Whittier involve the preservation of existing residential neighborhoods and the accommodation of special housing needs.

- The 1990 census estimates a population of 77,671 persons in Whittier. The majority of residents are Caucasian, although there is a growing Hispanic population. Approximately 29 percent of all residents are aged 19 or younger; 49 percent are between 20 and 54 years old; and 22 percent are 55 years or older. With a stable population, household growth increased by less than one percent from 1980 to 1990. Household size increased slightly to an average of 2.72 persons per household in 1990. Approximately 58 percent of the households are home owners and 42 percent are renters.
- The 1990 housing stock consists of 28,758 units. While the majority of the units are in good condition, a number of units are in need of rehabilitation and others are dilapidated and need to be removed. Housing affordability is measured by overpayment (paying more than 30 percent of gross income for housing). Approximately 4,861 households overpaid in 1988 and are considered to be in need of some form of assistance. They represent the City's existing housing need. The Southern California Association of Governments (SCAG) has also estimated a future housing need of 1,589 units to accommodate future growth.
- With the high real estate values in Southern California, more and more households are squeezed out of the housing ownership market. The need for affordable owner-occupied and rental housing has been expressed by many residents. Affordable housing may include mobile home parks, senior citizen housing, and subsidized low and moderate income housing projects.
- Other housing concerns include the maintenance of rental properties, illegal garage conversions, incompatible housing densities, parking on residential streets, energy conservation, and inappropriate infill development.
- Households and residents with special housing needs include the elderly, disabled, homeless, large households (5 or more persons per household), and female-headed households. Programs to provide equal housing opportunity to these groups should be developed.

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- Constraints to housing development include City ordinances and fees, land availability, construction costs, loan interest rates and infrastructure capacity. Reducing these constraints to the extent possible could lessen housing costs and encourage new residential development.

Citizen Participation

The City of Whittier continues to encourage citizen input on all housing policy decisions. The Community Development Block Grant (CDBG, the major source of funding for the City's housing programs) is subject to annual review and a public hearing. The GPAC also served to review the City's adopted CHAS. This draft element has been widely distributed to the community and was subject to public hearings before the Planning Commission and City Council, prior to adoption.

Organization of this Element

The Housing Element Background Report contains an assessment of housing needs, and an inventory of resources and constraints. The Element presents the statement of goals, policies, and objectives designed to meet the housing needs identified in the Background Report. A 5-year implementation program for the identified policies is also included. The housing programs included in the City's revised Housing Element are intended to accomplish all of the following goals expressed in State law:

- Identify adequate sites with public services and facilities through appropriate zoning development standards to facilitate and encourage the development of a variety of housing types for all income levels, including rental housing, factory-built housing, and mobile-homes, in order to meet the community's housing goals.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Conserve and improve the conditions of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Relationship to Other Elements

Two other elements of the General Plan will particularly affect the implementation of the Housing Element--the Land Use Element which designates land for residential development and establishes permitted densities of development, and the Transportation Element which establishes policies for providing essential infrastructure to all housing that is developed. Each of these elements has been consulted and relevant policies are reflected in the Housing Element.

HOUSING GOALS AND POLICIES

This section discusses the City's goals and policies to meet the housing needs of the community. The goals and policies which have been developed, and are described herein, are intended to provide a practical and workable framework in which the Planning Commission and City Council may take action affecting housing and neighborhoods within the community. The need for change within the established policies, goals, and objectives has been anticipated. Neighborhoods change and the conditions upon which policy is established may change, requiring the flexibility to establish new housing priorities and direction.

If it is deemed necessary to revise the statement of goals, policies, and objectives of the Housing Element, such revisions will be made in conformance with the provisions of Section 65588 of Article 10.6 of the Government code. Pursuant to the legislation, the City of Whittier will review the Housing Element as frequently as is appropriate, but not less than 5 years, to determine the continued applicability of the policies and programs contained within the Housing Element. Specifically, the annual review shall focus on the following:

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

Issue: Maintenance of Existing Housing Stock

Many of the neighborhoods which collectively make up the City of Whittier have aged with dignity and charm. Others, however, have not fared so well. The City of Whittier seeks to improve the desirability of the housing stock within those neighborhoods which have not withstood time and to preserve those which have. The City, therefore, adopts through the Housing Element goals, policies, and objectives for improvement of existing housing stock. The adoption of these policies is a statement of the City's approach to be followed over the life of the Housing Element.

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Conditions within the City and its neighborhoods are not static. As changes come about within neighborhoods, or circumstances dictate a different approach, the City will be sufficiently flexible in its approach to meet the challenges of such change and to incorporate into its housing policies innovative methods by which to meet new conditions. The primary goal is to maintain the integrity of the residential community with sensitivity, while adopting policies which are in the best interest of each neighborhood and the City at large.

The goal and policies for housing maintenance and improvement have been developed recognizing the community needs, resources available and the constraints to housing improvement efforts. Where appropriate, these key housing protection guidelines have been developed consistently with other elements of the General Plan, as well as other planning and policy documents for the City.

- Goal 1 Maintain a supply of housing, within the City of Whittier, which is free from the adverse problems of structural neglect and deterioration, and promote neighborhood environments which provide an excellent quality of life for all residents.
- Policy 1.1 Actively engage in identifying substandard and deteriorating housing in Whittier and take appropriate actions to ensure correction of these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.
 - Policy 1.2 Protect viable housing and the continued maintenance and stabilization of healthy neighborhoods.
 - Policy 1.3 Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.
 - Policy 1.4 Work to rehabilitate and, if required, replace substandard dwelling units.
 - Policy 1.5 Promote rehabilitation which maximizes the utility of the existing housing stock.
 - Policy 1.6 Encourage a full range of public improvements and services to provide for the needs of all residential neighborhoods.
 - Policy 1.7 Maintain amenities (landscaping, trees, urban design, parks, etc.) which provide beauty, identity, and form to the City and the residential neighborhoods within the community.

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- Policy 1.8 Work to provide local parks, including special facilities for community recreation, with an average ratio of 4.5 acres for every 1,000 people.
- Policy 1.9 Discourage increases in the acceptable ambient sound levels within residential areas of the community.
- Policy 1.10 Discourage and, where possible, eliminate the use of streets within residential neighborhoods as traffic thoroughfares.
- Policy 1.11 Work with state and local agencies for the preservation of existing low-income housing developments.

Issue: Housing Production

The City of Whittier's goals, policies, and objectives relating to housing production are contained within this section. In adopting these statements, the City Council is communicating to the community at large, as well as the home building industry, the quantified goals for housing production and the guidelines to be followed in developing new housing. The goals and policies for housing production have been refined and modified in light of current resources and constraints. The adopted goals and policies for housing production reflect the community's desires for the City of Whittier relative to the production of housing in numbers, type, density, and other qualities of importance to the residents of this community.

- Goal 2 The City will work to provide opportunities for new housing units to meet the housing needs of all economic segments of the City of Whittier.
 - Policy 2.1 Encourage the development of housing to meet the City of Whittier's responsibilities for the regional housing needs.
 - Policy 2.2 Encourage and increase the variety and supply of housing available at costs affordable to the various income levels of the population.
 - Policy 2.3 Encourage a variety of housing arrangements and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.
 - Policy 2.4 Encourage a balance of housing in a variety of types which provides a range of housing affordable to households at all economic levels. The balance of housing promoted would include townhouses, cluster developments, condominiums, apartments, single-family dwellings, manufactured homes and second units.

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- Policy 2.5 Promote development density in the City and planning area that is consistent with environmentally sound development and does not disrupt the fragile natural topography.
- Policy 2.6 Encourage continued and new investment in the established communities of Whittier.
- Policy 2.7 Encourage and promote, where the land use plan permits higher density, the assemblage and consolidation of small parcels to promote a more efficient use of space, while allowing for aesthetic amenities and greater use of open space.
- Policy 2.8 Encourage the consolidation of multiple land ownership by private or public means into single ownership. This will facilitate the use of contemporary planning techniques in providing multiple-family residences with greater amenities and will enhance the quality of life for the citizens of Whittier.
- Policy 2.9 Examine the feasibility of under-utilized commercial and industrial sites which may be suitable for rezoning to residential uses.
- Policy 2.10 Promote first time buyer assistance programs to enable young families to acquire housing.
- Policy 2.11 Use density and open space bonuses to encourage the assemblage of large parcels for higher density developments.

Issue: Housing Assistance

The City of Whittier recognizes that there are unmet housing assistance needs within the community and continues to focus efforts toward alleviation of these needs. The City will look to current and potential land uses, the existing housing stock, community redevelopment, and community development activities to establish the goals, policies, and objectives for meeting housing assistance needs. This section of the Housing Element synthesizes the guidelines and direction that the City Council has set forth with respect to housing assistance needs. The goals, policies, and objectives, set forth herein, are the culmination of past City actions vis-a-vis housing needs and the relevant requirements of the housing element as prescribed by California State law.

- Goal 3 Work to maintain a balanced housing stock with a range of housing available to all economic segments of Whittier and make an effort to meet the housing assistance needs of Whittier residents to the maximum extent possible.
 - Policy 3.1 Work toward the provision of the City of Whittier's fair share of regional housing needs, as identified in the Regional Housing Needs Assessment

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(RHNA), prepared by the Southern California Association of Governments (SCAG).

Policy 3.2 Encourage housing which is affordable to the various income levels of the population.

Issue: Special Needs Housing

There are households in the City which may have special housing needs that cannot be met by standard housing developments. In order to promote equal access to all households and to help special needs households find appropriate housing, the City of Whittier has developed a goal for equal opportunity. By actively supporting projects and programs that accommodate special needs households and minorities, more Whittier residents will be provided with adequate housing.

Goal 4 Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

Policy 4.1 Promote and encourage equal access to housing in a variety of locations, types, and prices for all residents of the community.

Policy 4.2 Encourage the development of accessible housing which is adaptable to the daily needs of the disabled persons within the community.

Policy 4.3 Work to provide and encourage others to provide the support services necessary to permit residents with special needs to successfully function as full members of the community.

IMPLEMENTATION PROGRAMS

The housing program for the City of Whittier includes actions and programs to be undertaken in maintaining, improving, and developing housing for all residents of the community. The program descriptions are intended to serve as a guide to the implementation and evaluation of the City's accomplishments toward meeting identified housing needs. The program information also reflects the City of Whittier's efforts to provide housing pursuant to the requirements of the State of California Housing Element legislation.

Table 3-2 provides the corresponding implementation measures for the City's housing goals and policies. A discussion of each implementation measure is provided in Section 10.

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**TABLE 3-2
 HOUSING ELEMENT IMPLEMENTATION**

Goal	Policy	Implementation Measure
1. Maintain housing supply	1.1 Identify substandard housing and correct these deficiencies.	Housing Rehabilitation Program Neighborhood Housing Services Project Non-conforming Use Abatement Substandard Dwelling Units and structures
	1.2 Maintain residential neighborhoods.	Code Enforcement Housing Rehabilitation Program Redevelopment Programs
	1.3 Conserve existing residential areas.	Housing Rehabilitation Program Design Review
	1.4 Rehabilitate substandard dwelling units.	Code Enforcement
	1.5 Promote housing rehabilitation.	Housing Rehabilitation Program Redevelopment Programs
	1.6 Encourage the provision of public improvements and services to serve residential neighborhoods.	Library Improvements Sewer System Improvements School Services Drainage Master Plan Water System Improvements Police Services Savage Canyon Landfill Facility Fees Capital Improvement Program Underground Utility Lines
	1.7 Maintain amenities which provide beauty, identity & form to the City.	Design Review Sidewalk & Parkway Development & Maintenance
	1.8 Provide parks & recreational facilities.	Park Needs Study Update Private Recreation Facilities
	1.9 Discourage increases in noise levels.	Acoustical Analysis Reports Noise Ordinance
	1.10 Discourage through traffic in residential areas.	Traffic Improvements
	1.11 Preserve existing low-income housing projects.	Senior Citizen and Low-Income Housing Projects Housing Preservation

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TABLE 3-2 HOUSING ELEMENT IMPLEMENTATION (continued)		
Goal	Policy	Implementation Measure
2. Opportunities for new housing to meet area needs.	2.1 Encourage housing development to meet regional housing needs.	Streamline Permit Process Support Organizations General Plan & Zoning Ordinance Consistency
	2.2 Encourage a variety of housing to accommodate households with various income levels.	General Plan & Zoning Ordinance Consistency Residential Design Guidelines Incentives to Create Larger Lots Second Units
	2.3 Encourage variety of housing arrangements.	General Plan & Zoning Ordinance Consistency Manufactured Homes Federal Housing Programs Housing for Elderly & Handicapped Land Cost Write-down Affordable Housing Fund
	2.4 Encourage a balance of housing types.	Support Organizations General Plan & Zoning Ordinance Consistency Second Units Manufactured Homes
	2.5 Promote development density that is consistent with the environment and natural topography.	Hillside Standards
	2.6 Encourage continued and new investment in Whittier.	Support Organizations
	2.7 Encourage lot assembly on high density areas.	Incentives to Create Larger Lots
	2.8 Encourage the consolidation of land to improve development quality.	Incentives to Create Larger Lots Land Consolidation
	2.9 Examine use of underutilized sites for residential uses.	Underutilized Lots
	2.10 Promote first time home buyer assistance programs.	Homebuyer Assistance
	2.11 Use incentives to encourage lot assembly.	Incentives to Create Larger Lots

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TABLE 3-2 HOUSING ELEMENT IMPLEMENTATION (continued)		
Goal	Policy	Implementation Measure
3. Maintenance of balanced housing stock and housing assistance	3.1 Work towards meeting the City's regional housing needs.	Support Organizations
	3.2 Encourage housing supply which is affordable to various income levels.	Underutilized lots General Plan & Zoning Ordinance Consistency Section 8 Programs Federal Housing Programs Housing for Elderly & Handicapped Land Cost Write-down Social Service Agencies Affordable Housing Fund Second Units
4. Equal housing opportunities	4.1 Promote equal access to housing.	Density Bonus Fair Housing Council Senior Citizen & Low Income Housing Projects
	4.2 Encourage accessible housing for the disabled.	Accessible Housing Housing for Elderly & Handicapped
	4.3 Encourage support services for residents with special needs.	Social Service Agencies Fair Housing Council

HOUSING PLAN

The City of Whittier has adopted a three-pronged approach to meeting the housing needs of the community.

- **Housing Maintenance and Improvement** - Improvement of the existing housing supply so that this housing remains in sound condition, since existing housing is generally less expensive than new construction.
- **Housing Production** - Development of new housing on sites suitable for residential use to expand the supply and choice of units available.
- **Housing Assistance** - Assistance to lower income households and households with special needs so that the community continues to provide housing for all economic groups.

Housing Maintenance and Improvement

Quantified objectives have been established related to housing maintenance and improvement for each of the major approaches. For the 1989-1994 planning period, the City of Whittier hopes to accomplish the following:

- Rehabilitate approximately 300 housing units over the 5-year effective period of this housing element (1989 to 1994). The projected rehabilitation is dependent upon and will be consistent with the resources available through the Community Development Block Grant Program.
- Replace 75 to 100 housing units which have been determined to be unsuitable for rehabilitation, during the 5-year period covered by this housing element (1990 to 1995). Such replacement of housing units will be provided through and will be consistent with the Land Use Element, redevelopment project areas, and other appropriate resources.
- Ensure that substandard housing, which is occupied by low and moderate income households and is removed by public or private action, is replaced in compliance with the legal requirements of the State of California.
- Preserve all subsidized low income housing projects from conversion to market rate units.

Housing Production

The following objectives have been established for the production of new housing in the City:

- Allocate sufficient residential land, at appropriate densities, to continue efforts to meet the housing needs of all Whittier residents.
- Achieve the development of 800 to 1,200 housing units over the ensuing 5-year period (1990 to 1995), with at least 200 of these units affordable to households earning less than 80 percent of the regional median.
- Achieve the development of new housing at various densities, including medium, medium-high, and high densities to assist in developing affordable housing.
- Discourage condominium conversions which remove affordable housing (limit to less than 2 percent of existing stock).
- Minimize the loss of existing affordable housing by encouraging replacement as recycling to higher densities occurs.

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Housing Assistance

The City has established the following objectives related to housing assistance:

- Achieve housing assistance for at least 10 percent of those resident households identified as requiring housing assistance. This would result in the City of Whittier providing housing assistance for 200 lower income existing households.
- Achieve the production of 400 to 600 affordable housing units during the coming 5-year period covered by this housing element in order to meet a realistic portion of the housing assistance needs requiring new construction, including resident and regional share needs. The specific objective of 200 new affordable housing units is 20 percent of the total housing production target.

Equal Opportunity

The following objectives related to equal opportunity and fair housing have been established:

- Provide handicap access in all new developments.
- Promote use of the San Gabriel Valley Fair Housing Council to assist at least 100 requests for information, advice, arbitration or legal counsel on an annual basis.

Quantified Objectives:

Quantified objectives for individual housing programs are summarized in Table 3-3. The quantified objectives are broken down according to household income categories: very low, low, moderate, and high. Very low income households have annual incomes that are 50 percent of the County median income. Low income households refer to households with incomes ranging from 50 percent to 80 percent of the County median income. Moderate income households refer to those households with annual incomes between 80 percent and 120 percent of the County median income. Finally, upper income households refer to those households with annual incomes of 120 percent or greater of the County median income.

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TABLE 3-3 QUANTIFIED OBJECTIVES (1989-1994)					
City Housing Program	Number of Households Assisted by Income Category				
	Very Low	Low	Moderate	High	Total
Housing Improvement					
Code Enforcement					n.q.
Housing Rehabilitation*	50	50	50		150
Rental Rehabilitation*	25	25			50
Redevelopment/NHS of La Habra*	40	40	20		100
Land Use Plans					n.q.
Public Services (library, school, parks, drainage, water, police, etc.)					n.q.
Non-conforming uses					n.q.
Substandard Units	n.q.	n.q.			n.q.
Design Review					n.q.
Hillside standards				n.q.	n.q.
Housing Production					
Adequate Sites in Land Use Plan (land consolidation, larger lots, underutilized lots)	394		362	444	1,200
Variety of Housing Types					
Second Units	15				n.q.
Manufactured Housing Standards	5				15
Streamline Permit Process					5
Local Groups					n.q.
Redevelopment Set-aside	10				n.q.
Energy Conservation					10
					n.c.
Housing Assistance					
Section 8*	103	103			206
Affordable Housing Units					
Heritage Park	169				169
Whittier Lutheran Tower	155				155
Whittier Springs	13				13
Stephens Whittier		8	6		14
Section 202 (William Penn)	74				74
CDBG land cost write-down					n.q.
Support Services (special needs)					n.q.
First-time Homebuyer Program			2		2

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TABLE 3-3 QUANTIFIED OBJECTIVES (1989-1994) (continued)					
City Housing Program	Number of Households Assisted by Income Category				
	Very Low	Low	Moderate	High	Total
Fair Housing Council*	200	200	100		500
Handicap Access Requirements					n.c.
Social Service Agencies	800**				800
Homeless Services (Rio Hondo Home)	100				100
Expedite Special Housing					
Density Bonus	n.c.	n.c.			n.c.
	n.q.	n.q.			n.q.
Total	2,579		540	444	3,563

* - breakdown by income category estimated only.
 ** - minimum number plus ability to serve for other agencies
 n.q. - not quantifiable
 n.c. - for new construction

Relationship to Land Use Policy

The Housing Program is largely dependent on the amount of land designated for residential development and other areas where residential uses are permitted. The Land Use Plan included in the Land Use Element includes five residential land use designations covering a total of 4,575.65 acres (refer to Table 3-4). The Urban Design District Overlay and Specific Plan designations also allow residential development. Table 3-4 estimates the development and population possible under the Land Use Plan. The *theoretical* development potential is determined by multiplying the maximum number of units permitted under a particular land use designation (which is expressed in units per acre) by the total land area included in each land use designation.

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TABLE 3-4 LAND USE PLAN POPULATION CAPACITY				
Land Use Designation	Acres	Density	Theoretical Buildout Capacity	
			No. of Units	Population ^a
Hillside Residential	314.27	2 du/ac	628	1,696
Low Density Residential	3,785.87	7 du/ac	22,715	61,331
Medium Density Residential	225.27	15 du/ac	3,379	9,123
Medium High Density Residential	65.90	25 du/ac	1,648	4,450
High Density Residential	184.34	35 du/ac	6,452	17,420
Urban Design District	<u>(296.74)^b</u>	25 du/ac	<u>742</u>	<u>2,003</u>
TOTAL	4,575.65		35,564	96,023
^a Assumes 2.7 persons per household				
^b Assumes 10 percent of Urban Design District is developed as residential at 25 du/ac				
Source: David Evans and Associates, Inc. 1991.				

Housing Improvement Program

The programs included in the City of Whittier's Housing Element concentrate on housing maintenance and improvement, as well as new development. The programs address issues related to housing affordability, condition, quantity, and accessibility. The City of Whittier will pursue State and Federal funding to encourage housing development, use its regulatory powers to encourage the continued maintenance of housing, and continue programs designed to improve existing units.

The 5-year housing improvement program is outlined in Table 3-5. This program will be implemented during the period 1989 to 1994. The housing improvement program focuses efforts in the following five categories:

- Code enforcement.
- Rehabilitation of the existing housing stock.
- Preservation of older, single-family homes (particularly those with historic merit).
- Provision of neighborhood public services and facilities.

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TABLE 3-5 FIVE-YEAR HOUSING IMPROVEMENT PROGRAM				
Action/Description	Status	Agencies/ Officials Responsible	1984-1989 Accomplishments	Schedule
Code Enforcement				
<p>Code enforcement in response to public complaints</p> <p>Improving/maintaining the aesthetic value and character of Whittier's older areas.</p> <p>Resolution of complaints/violations regarding zoning regulations, public parkway, and street encroachments and public nuisances.</p>	Ongoing through code enforcement officer	Community Development Department; Building Rehabilitation	Responded to and observed 14,401 cases.	Continue program 1989-94
Existing Housing				
<p>Home rehabilitation loan program:</p> <ol style="list-style-type: none"> 1. Below market interest rate loans to homeowners & renters. 2. Deferred payment loans to elderly and/or low income property owners. 3. Exterior improvement grants (up to \$300). 	Ongoing, financed through CDBG	Community Development Department; Housing Rehabilitation Department	<p>175 loans and grants</p> <p>\$1.8 million = total loan value.</p> <p>\$0.6 million = total subsidy value</p> <p>\$0.03 million = total grants.</p>	Ongoing program in 10th year of implementation
Rental Rehabilitation				
<p>Grants, low interest and deferred interest \$5,000/1 unit; \$6,500/2 units; \$7,500/3 units.</p> <p>Provide Section 8 vouchers for eligible tenants.</p>	Funding from HUD allocation	Home Rehabilitation Department; administration of vouchers by L.A. County Housing Authority	10 units/year at average \$6,000/ unit	Ongoing program is in second year of implementation

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TABLE 3-5 FIVE-YEAR HOUSING IMPROVEMENT PROGRAM (continued)				
Action/Description	Status	Agencies/ Officials Responsible	1984-1989 Accomplishments	Schedule
Redevelopment of Existing Neighborhoods				
<p>1. Whittier Boulevard redevelopment project area.</p> <p>The number of dwelling units in project area not to exceed approximately 1,000.</p> <p>*Agency is authorized to conduct program of assistance to encourage owners of property within area to upgrade and maintain property consistent with plan and such standards as may be developed for area*.</p> <p>*Wherever dwelling units housing persons of low or moderate income are removed an equal number of replacement dwelling units at affordable rents will be rehabilitated, developed or constructed within the project area and/or the City*.</p>	Plan Adopted August 1978	Redevelopment Agency		Ongoing project area plan in 3rd year of implementation.
<p>2. Whittier Park Neighborhood, 9-unit townhome development.</p> <p>3. Greenleaf Avenue/Uptown Whittier redevelopment project area.</p> <p>Project area plans provide for R-3 medium density multiple-family housing.</p> <p>Agency is authorized to rehabilitate or cause to be rehabilitated any building or structure in project area.</p>	Preparing development agreements.	NHS of La Habra/Redevelopment Agency	N/A	Break ground for project by 12/92.
Preservation of Older Single-Family Neighborhoods				
<p>Land Use Element/Zoning Consistency study to resolve inconsistencies between land use element and zoning ordinance.</p> <p>Study provides basis to determine if older single-family areas now zoned for high density should be reclassified to reflect current land use patterns.</p>	In process, completion in early 1989.	City of Whittier Planning Department	N/A	1989-1990

Section 3: Housing Element (continued)

TABLE 3-5 FIVE-YEAR HOUSING IMPROVEMENT PROGRAM (continued)				
Action/Description	Status	Agencies/ Officials Responsible	1984-1989 Accomplishments	Schedule
Provision of Neighborhood Public Services and Facilities				
Public improvements CDBG program. Public improvement needs (e.g., street widening, removal of architectural barriers and curb, gutters, sidewalk repairs) have been and will continue to be addressed through the CDBG program. Priorities are public improvements that improve the safety of elderly and handicapped persons.	Implemented	Department of Public Services; Engineering Department; Community Development Department		Ongoing, implementation as needed

The specific activities and/or resources which will be used to meet the housing improvement needs are listed below:

- Code Enforcement and Environmental Quality Control Community Development Program.
- Rehabilitation Loan Program, including loans and grants.
- Implementation of the Earthquake Recovery Redevelopment Project, as well as the Whittier Boulevard Redevelopment Project and the Greenleaf-Uptown Whittier Project.
- Completion and implementation of the Land Use Element and zoning ordinance revision.
- Financing of neighborhood public services and facilities through the General Fund and Redevelopment Program.

Housing Production Program

Current data indicates a need to assist low and very low income households with housing programs. It is unlikely that the private sector can build affordable housing for all households in need. The City alone cannot provide the subsidies required to provide housing for the households within these income categories. However, the City of Whittier can assist, to the extent possible, in providing incentives which encourage the production of housing to meet the needs of this element of the community.

Section 3: Housing Element (continued)

The City of Whittier will conduct several programs to encourage and promote housing production during the course of the 5-year period of the Housing Element. Housing production is more difficult than housing improvement because there is little available land for development and the market constraints of financing and interest compound the difficulties. However, the City will make a good faith effort to produce new housing using a program which consists of the following three broad categories:

- Identification of adequate housing sites.
- Provision of a variety of housing types.
- Enactment of land use controls.

The specific programs by which these three major categories will be addressed are as follows:

- Implementation of the revised Land Use Element of the General Plan.
- Review and revision of single-family/manufactured housing design standards.
- Density bonuses.
- Enactment of land use measures to encourage energy conservation.

Table 3-6 shows the details of implementation.

TABLE 3-6 FIVE-YEAR HOUSING PRODUCTION PROGRAM			
Action/Description	Status/Funding/Agencies/ Officials Responsible	1984-1989 Accomplishments	Projected Schedule
Identification of Adequate Housing Sites			
Implementation of the land use element of the general plan Land use/zoning consistency study will ensure development consistent with the ability of infrastructure to accommodate it.	Revision of Land Use Element underway/Planning Department	N/A	Implementation 1989-90
Provision for Variety of Housing Types			
Implementation of the land use element of the general plan. Hillside: planned residential clusters of single-family.	Land use element revision in process/Planning Department	N/A	1989-91

Section 3: Housing Element (continued)

TABLE 3-6 FIVE-YEAR HOUSING PRODUCTION PROGRAM (continued)			
Action/Description	Status/Funding/Agencies/ Officials Responsible	1984-1989 Accomplishments	Projected Schedule
Enactment of Land Use Controls			
Large lot standards-Ordinance allows second unit on large lot.	Ordinance adopted 2/10/84/ Planning Department	Thus far 10 units have been constructed.	Ongoing
Single-family/manufactured housing design standards.	Ordinance adopted 1/24/81/ Planning Department	No applicants to date.	Ongoing
Ordinance adopted which creates basic design standards for single-family detached housing.			
Density Bonuses			
Compliance with state law (AB 1151) will be done on case-by-case basis, as developers bring projects to City.	Ongoing/Planning Department	One request, no units approved.	Continuing

Housing Assistance Program

The City of Whittier recognizes the need to provide assistance to lower income households. The Federal standard is that a household is overpaying for housing if it is paying more than 30 percent of its income. However, the high cost of housing, which continues to escalate, make it impossible for many households to find safe, sanitary, and decent housing at levels that are within their income ranges. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing which is available.

The 5-year housing assistance program is outlined in Table 3-7. The program was designed considering such parameters as the mandates of Federal and State housing legislation; the goals, policies, and objectives of the City of Whittier; and the programs and activities currently underway to assist with housing costs. The two primary categories of the housing assistance program include: (1) housing assistance in existing units; and (2) housing assistance in new construction. The specific program activities include the following:

- Provision of housing assistance in existing standard housing through the Section 8 housing assistance payments program and the housing voucher program.
- Development of new housing under the provisions of available Federal subsidy programs, (i.e., Section 202; Section 8, New Construction; tax credits, etc.).

Section 3: Housing Element (continued)

- Provision of new housing for the elderly and handicapped through the Section 202 program.
- Establishment of a land cost write-down fund using the Community Development Block Grant program as a funding source (\$66,000 for use in a revolving loan account) be adopted.
- Assistance to public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.).
- Establishment of an "affordable housing fund" through the redevelopment planning process (currently approximately \$30,000 in the fund, however, increases are expected from the 20 percent low/mod set-aside funds).

The programs outlined above may require redirection as changes occur in the community, or in market conditions, or new legislation is passed. It may also be necessary to revise or delete activities because they are no longer appropriate nor effective or additional resources might become available which dictate a changed approach. In adopting the housing programs, it is not the intent of either the City Council nor the Planning Commission to foreclose any future opportunities advantageous to the community.

There are a number of private non-profit programs and agencies that could assist in the development of affordable housing in the City. For example, the City is working with private organizations to provide subsidized rental units, senior housing, housing rehabilitation, and assistance to the homeless.

TABLE 3-7 FIVE-YEAR HOUSING ASSISTANCE PROGRAM			
Actions/Description	Status	Agencies/ Officials Responsible	1984-1989 Accomplishments/Schedule
Housing Assistance in Existing Housing			
Provision of housing assistance in existing standard housing through Section 8 housing assistance program or housing vouchers.	Ongoing, but federal funding reduced.	Housing Authority of the County of Los Angeles; City of Whittier	206 households receiving assistance/continuing

Section 3: Housing Element (continued)

TABLE 3-7 FIVE-YEAR HOUSING ASSISTANCE PROGRAM (continued)			
Actions/Description	Status	Agencies/ Officials Responsible	1984-1989 Accomplishments/Schedule
Housing Assistance in New Housing			
Development of new seniors housing under the provisions of the Section 202 program.	Federal funding reduced.	Lutheran Towers of the West;	Completion of 155 senior units/continuing
Establishment of a "seniors housing fund" through Redevelopment Agency tax increment.	\$500,000 in redevelopment funds have been set aside.	Community Development Department	First project, William Penn Manor-completed/continuing
Development of new senior housing through Section 235 increment.	Program to be included in City's CDBG/HAP if funds are available.	Community Development Department	No funding currently available/ongoing-as funds are available
Development of new senior housing through bond financing.	Program in place under construction.	Corporate fund for housing/Calmark Development Corp.	169 units of senior housing/ongoing
Establishment of an affordable housing fund through the redevelopment process	Estimated \$30,000± available to promote development of housing for low and moderate income families.	City of Whittier Redevelopment Agency	N/A/ongoing
First-time homebuyers subsidy fund.	Requested \$150,000 for rehabilitation of substandard units and resale to low/mod households.	Community Development Department	N/A - new program/1989-90 start 2-5 units over 5 years

Equal Opportunity

Households with special needs can be provided with appropriate housing through programs which encourage a diversity in housing types and provide support to projects that incorporate design features for special needs households. The City of Whittier advocates equal access to housing for all individuals. Programs which will help address this need are:

- Use of Fair Housing Council
- Enforcement of handicap access requirements
- Support for social service agencies
- Coordination of homeless services
- Support for Rio Hondo Temporary Home

Section 3: Housing Element (continued)

- Expedition of permit process for special housing projects

Table 3-8 summarizes these programs:

TABLE 3-8 FIVE-YEAR EQUAL OPPORTUNITY PROGRAM				
Actions/Description	Status/Funding	Agencies/Officials Responsible	1984-89 Accomplishment	Schedule
Fair Housing Council				
City Contracts with San Gabriel Valley Fair Housing Council for Services	Ongoing Program	Community Services Department Community Development Department		Continuing
Handicap Access				
Enforce State laws for handicap accessibility to existing and new structures	New laws need to be incorporated in City's review process	Planning Department Building & Safety Department		Continuing
Social Service Agencies				
Assist public & non-profit agencies serving homeless, elderly, single-parent households, etc.	Ongoing with CDBG & Redevelopment funds	Community Services Department		Continuing
Homeless Services				
Study on homeless services identified need for greater coordination between agencies	Community Services is keeping track of available services in City and surrounding area	Community Development Agency		Ongoing
Rio Hondo Temporary Home				
City provided redevelopment money to support Rio Hondo Home for the homeless	Rio Hondo Home requires annual subsidy to continue operations	Redevelopment Agency		Ongoing
Permit Process				
Expedite permits for low income & senior citizen housing projects	During Review Process	Planning Department		1992
Density Bonus				
Provide density bonus for low income & elderly housing projects	Through review process	Planning Department		1992

